

# ONE MANHATTAN SQUARE

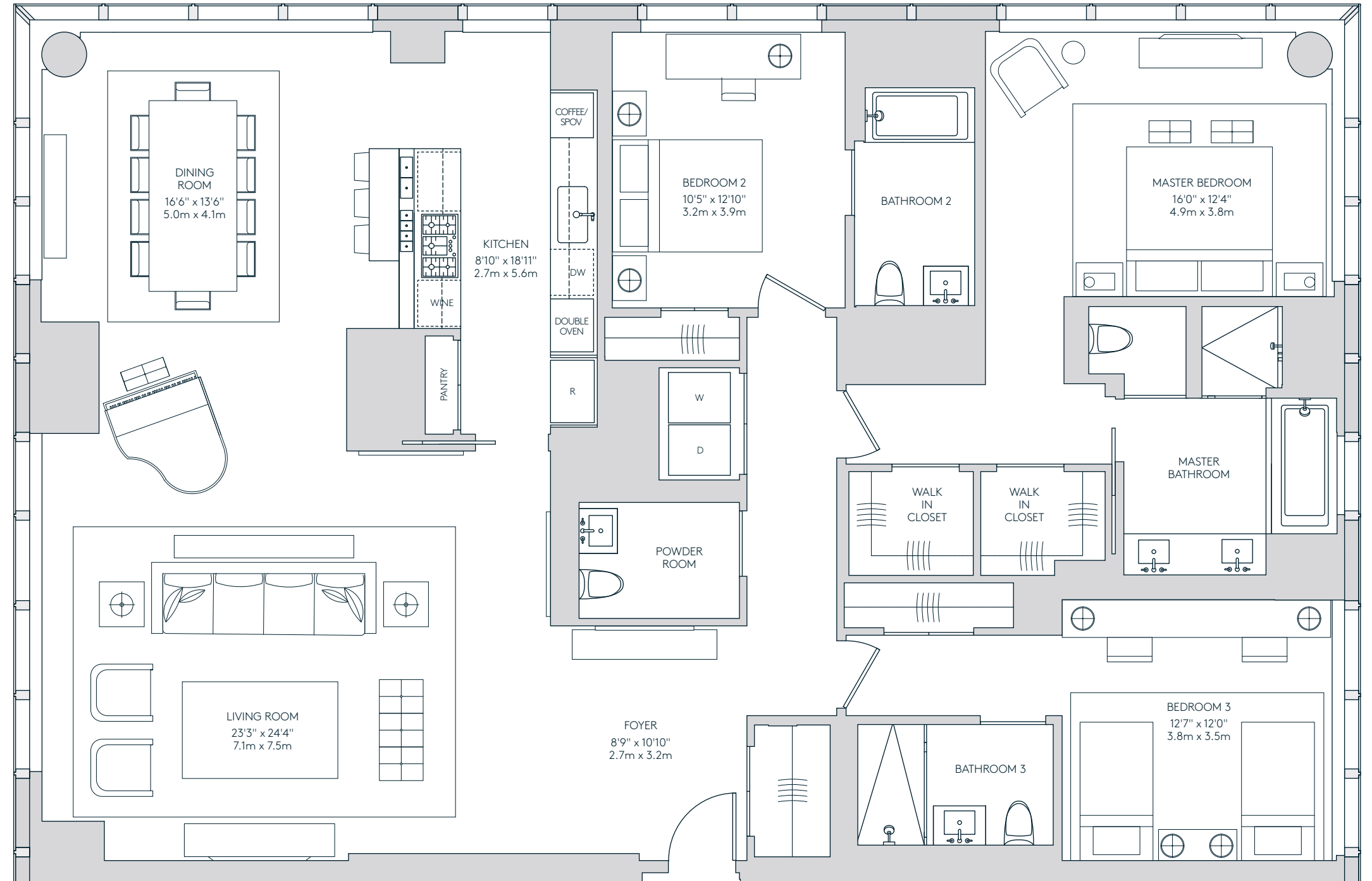
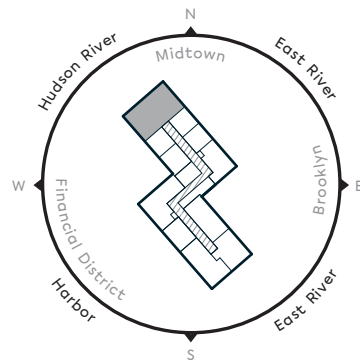
## RESIDENCE 77J

3 BEDROOMS  
3 BATHROOMS  
POWDER ROOM

2,347 square feet  
218 square meters

- 270 degree views of the East River, New York Harbor, Financial District and Midtown Manhattan (NE / NW / SW)
- 11' ceilings
- Gracious entry foyer
- Spacious living room
- Corner dining room
- Windowed gourmet kitchen with breakfast bar and pantry
- Corner master bedroom suite with walk-in closets
- Windowed master bathroom with steam shower and radiant heat flooring
- Ensuite bathroom in all bedrooms
- 5" wide hardwood flooring
- Dornbracht fittings
- Premium Miele appliance package
- Externally fully vented kitchen hood
- Side-by-side vented washer and dryer

## KEY PLAN AND VIEWS



EXCLUSIVE SALES & MARKETING AGENTS: EXTELL MARKETING GROUP AND CORCORAN SUNSHINE MARKETING GROUP. The complete offering terms are in an offering plan available from Sponsor. File No. CD15-0185. Sponsor: CPS Fee Company LLC, 805 Third Avenue, Seventh Floor, New York, NY 10022. All dimensions are approximate and subject to normal construction variances and tolerances. Square footage exceeds the usable floor area. Sponsor reserves the right to make changes in accordance with the terms of the Offering Plan. Plans and dimensions may contain minor variations from floor to floor. Refer to the window patterns for this unit depicted on the facade pattern plan included as Exhibit 5A in Part II of the Offering Plan. Units will not be offered furnished. Furniture layouts shown are for concept only and are not coordinated with building systems. No representation or warranty is made that a Unit Owner will be able to implement the furniture layout shown above. Equal Housing Opportunity.