

# \$1,295,000 - 27-09 40th Avenue 6b, Long Island City

MLS#RPLU-33423024949

**\$1,295,000**

2 Bedroom, 2.00 Bathroom, 802 sqft  
Residential

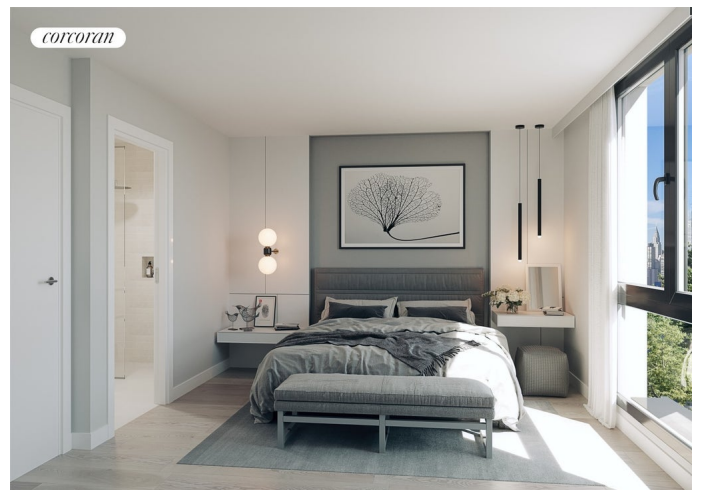
Long Island City, Long Island City, NY

We are thrilled to announce that Noble LIC won 1st Place in the mixed-use category at the prestigious 2024 American Institute of Architects Queens Chapter Design Awards.

Nestled between tree-lined streets, Noble LIC is a picture of perfection in Long Island City. With its hand-laid bright white Norman bricks, modern black European windows, and distinctive balcony design, the facade establishes Noble as the preeminent boutique condominium residence in Long Island City.

Noble LIC sets a new standard for design excellence in Long Island City. Every residence has high ceilings, an Electrolux Stackable Washer and Dryer, private outdoor space, and large European windows that fill the home with natural light. Each home offers keyless entry by Latch as well. Noble LIC is the first building in New York to achieve Porcelanosa Select status.

Natural light streams into your home reflecting on the Porcelanosa wide plank Lutier Grey engineered hardwood floors. Sit back in your living room and savor the beautiful skyline views. The energy-efficient climate control system ensures your comfort year-round. The Porcelanosa custom kitchens feature Glem White Nature porcelain slab waterfall countertops, a full-height backsplash clad in Capri Bone tile, and perfectly designed chrome fixtures. Custom smooth white and textured cabinets, a floor to ceiling pantry, along with underlighting, complete these innovative and functional



kitchens. The integrated kitchens are equipped with the best appliances from Bertazzoni including panelized refrigerators and dishwashers.<br><br>The spacious bedrooms were designed with your wellness and comfort in mind. All of Noble's highly functional bedrooms have oversized closets, large windows, and ample space for furniture and circulation, and the primary bedroom boasts a custom Porcelanosa ensuite bath.<br><br>The walls and floors of the luxurious secondary bath are clad in stunning Porcelanosa tiles from the Glem White and Vela collections. The rich sink and ash cherry vanity combination are part of the Marne collection. The secondary bath features radiant-heat flooring, custom chrome fixtures, and a tub-shower combination.<br><br>The walls and floors in the spa-style primary bath are clad in stylish Porcelanosa tiles from the Bottega and Adda collections. The stunning sink and white vanity combination are part of the Marne collection. All primary bathrooms feature radiant-heat flooring, custom chrome fixtures and glass enclosed stall showers.<br><br>Building amenities include a large fitness center with a yoga terrace on the 2nd floor, a residents' lounge, more than 7,000 square feet of common outdoor space, including a 4,200 square foot landscaped roof deck with a grilling station, bicycle storage, garage parking, a pet spa and Latch keyless entry. <br></div>

Built in 2024

### **Essential Information**

MLS#	RPLU-33423024949
Price	\$1,295,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2

Square Footage	802
Year Built	2024
Type	Residential
Sub-Type	Apartment
Status	Pending

### Community Information

Address	27-09 40TH Avenue 6B
Area	Queens
Subdivision	Long Island City
City	Long Island City
County	Queens
State	NY
Zip Code	11101

### Amenities

View	City
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### Interior

Cooling	Central Air
Basement	Other

### Exterior

Exterior Features	Balcony, Building Roof Deck
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### Additional Information

Date Listed	May 21st, 2024
Days on Market	44
Zoning	M1-2/R5D, LIC
HOA Fees	\$785
HOA Fees Freq.	Monthly

### Listing Details

Listing Agent	Patrick Smith
Listing Provided By:	Corcoran Group



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