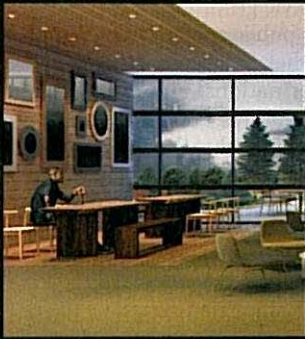


# NEW YORK

October 7, 2008

## QUEENS PROPERTIES

REAL ESTATE SHOWCASE



### FULL HAUS

On 49th Avenue in Long Island City, **L Haus** offers 1BR to 3BR condos including duplexes and penthouses, all with in-home washers/dryers. Many have home offices, natural gas fireplaces and/or private outdoor space. Ranging from 675 to 1,830 square feet with white oak floors and large windows, open kitchens boast Bosch and Liebherr appliances and custom-colored lacquered cabinetry with metal frame detailing and stone countertops. Master baths, with Casalgrande porcelain tile floors and IMPRONTA white matte ceramic wall tiles, feature separate shower stalls and Vita Bath Venetian tubs. White lacquer and wood veneer vanities are topped with limestone. Amenities include parking, fitness room, yoga studio, The Club Room with catering and media room, a roof terrace with grill area and a 10,000-SF yard with a bar/grill. Cabanas for sale. 15-year, 421-A tax abatement. From \$450,000. EARLY 2009.

CHRISTOPHER SADOUX/MARIA MAINIERI | 718-94-LHAUS | PRUDENTIAL DOUGLAS ELLIMAN DEVELOPMENTS