

THE  
**AVANT**

533 East 12th Street, New York, NY 10009  
212.381.2645 | info@theavantnyc.com  
theavantnyc.com

**THE AVANT | FLOOR 3**

## Apartment 3A

2 Bedrooms, 2 Bathrooms  
Interior: 955 sq ft  
Exterior: 214 sq ft

### APARTMENT FEATURES

- > Bosch stackable washer and dryer
- > Engineered white oak flooring
- > Floor through ceiling porcelain tiled bathrooms
- > Butterfly intercom system

### KITCHEN FEATURES

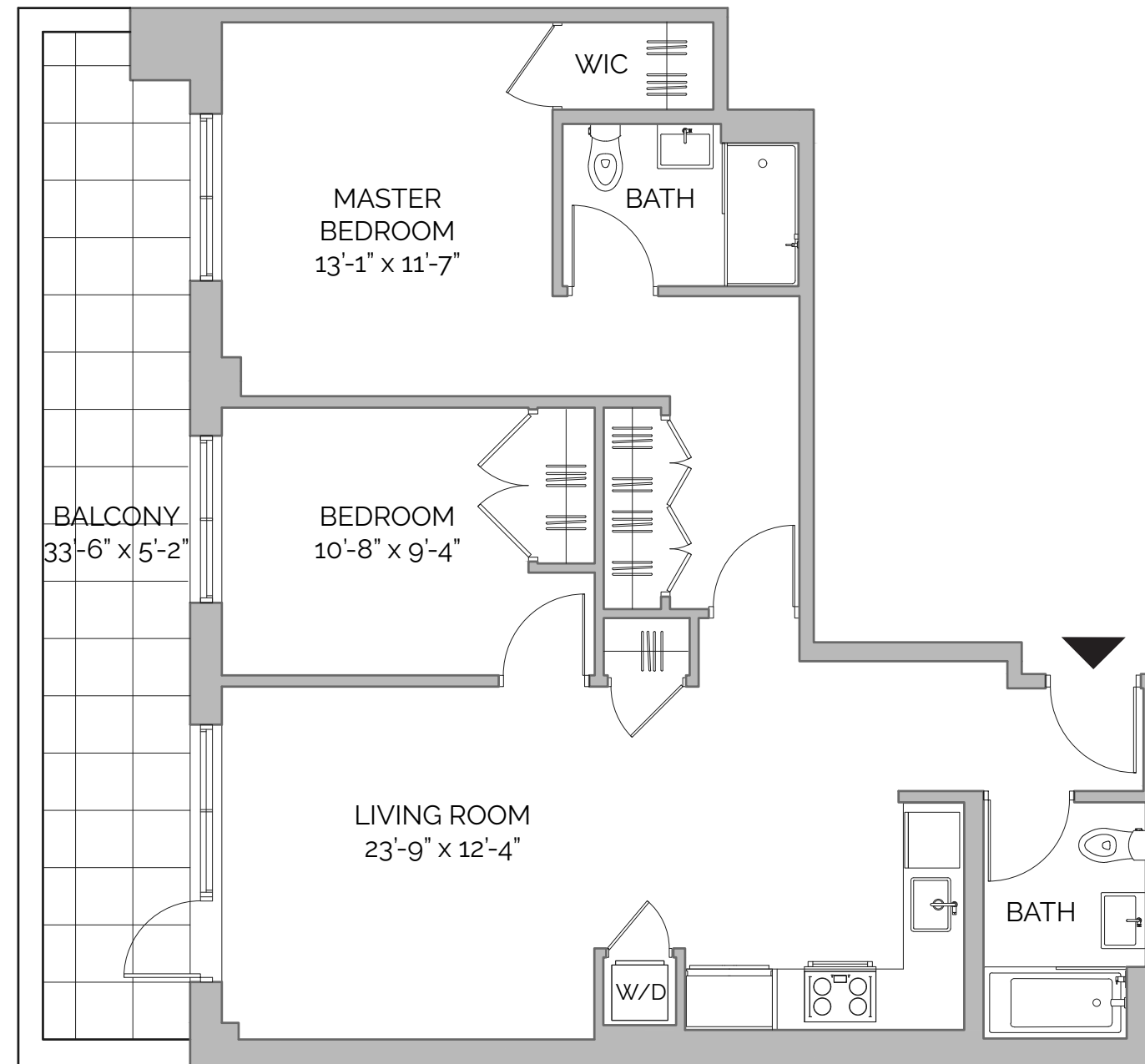
- > Bosch kitchen appliances
- > Italian kitchen cabinetry
- > Quartz Countertops

### OUTDOOR FEATURES

- > Private Balcony, 214 sq ft

### COMMON ACCESS

- > Roof deck furnished by Restoration Hardware with BBQ and outdoor kitchen area



Exclusive Sales and Marketing  
by The Milano Rambarran Team  
at Brown Harris Stevens.



**Brown  
Harris  
Stevens**

All square footages and dimensions are approximate and subject to normal construction variances and tolerances. Sponsor reserves the right to make changes in accordance with the Offering Plan. Any renderings and interior decorations are provided for illustrative purposes only. This advertisement is not an offering. It is a solicitation of interest in the advertised residential rental building. No offering of the advertised units can be made and no deposits can be accepted, binding or non-binding, until an offering plan is filed with the New York State Department of Law, subject to all the rights of the existing tenants of the building, including the exclusive 90 day purchase period for tenants after the offering plan is accepted for filing. To the extent existing at the building, no rent regulated units are offered for sale. Market-rate tenants may have the right to enter into a reservation agreement upon submission of the offering plan to the Department of Law. Market-rate tenants should refer to the offering plan for more information. This advertisement is made pursuant to Cooperative Policy Statement #11, issued by the New York State Department of Law. File No. CP19-0079. Sponsor: DS 531 E. 12th Owner LLC, 114 East 13th Street, Front 1, New York, New York 10003. EQUAL HOUSING OPPORTUNITY.