



531 51st Ave. has modern edges everywhere. Below, the facade.

## RECORD-SETTER IN LIC?

**A** new-to-market townhouse in Long Island City's waterfront neighborhood is priced at \$3.25 million, a neighborhood high if it sells at or above asking.

At 531 51st Ave., just a block from the East River and steps from the 7 subway train, the renovated townhouse has modern lines, exposed brick walls, a backyard, and a perfectly restored cornice.

"This is by far the nicest townhouse in Long Island City," said CORE broker Doron Zwickel. "This is the most established part of the neighborhood. The home was renovated by a local developer. Whoever buys

will be the first to live in the home."

Eyal Shuster owns and renovated the property. Shuster Development recently built One Murray Park, a condominium near Court Square in LIC.

"This feels like a real home," said Zwickel. "The finishes are top in the neighborhood."

The top floor contains a two-bedroom, two-bath apartment that could rent for as much as \$5,500.

"That's another bonus," said Zwickel. "It will sell fast. A family is going to be very happy here."

For more info, go to <http://corenyc.com/531-51st-avenue.html>. J.S.

