



Artist rendering only. Building specifications may be different.

## Setting:

Ridgewood is nestled on the border of Brooklyn and Queens with a spectacular view of the Manhattan skyline. The vibrant community of Williamsburg sits approximately 2 miles to the West of location. The quality neighborhoods of Middle Village, Glendale, Maspeth and Forest Hills are east and North of the location.



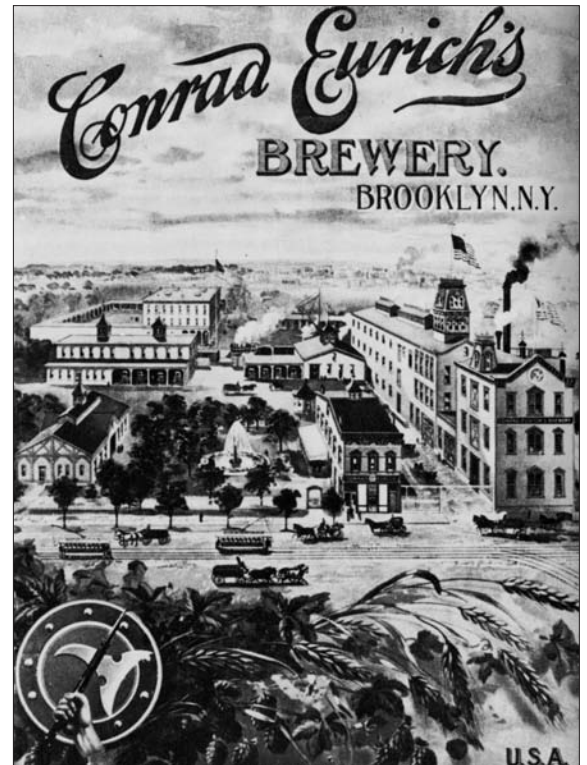
Elevated Train on Myrtle Avenue

## Transportation Services:

The L and M subway lines connect the Condominium with Manhattan. The L subway line is the only subway line to directly traverse Manhattan from 1st Avenue and 14th Street to 7th Avenue and 14th Street, allowing you to get uptown or downtown with greater ease. New York City bus service (B57, B38 and Q54) is located directly adjacent to the building on Metropolitan Avenue.

## About the Area:

Ridgewood proper is, for the most part, the area between Myrtle Avenue to the south and Metropolitan Avenue to the north, Fresh Pond road to the east, and an imaginary border to the southwest intersected by Flushing and Wyckoff Avenues. In the late 1800's was a period of intense immigration from Europe to the United States. Over time Ridgewood has become a mecca of cultural diversity. It is a community that lives in harmony.



Early brewery in Ridgewood on the border of Brooklyn and Queens

Ridgewood was considered a place to expand east from the environs of Manhattan. The proliferation of cemeteries in Queens county was affected by a city law enacted in 1851, banning any further burials in Manhattan, helped to precipitate the expansion of cemeteries that to this day cover a significant area of Queens County. Linden Hill cemetery surrounds the property on the east and south sides of the property.



Celebrations in Ridgewood after WWI





## **AJM @ RIDGEWOOD LLC FEATURES LIST**

### **YEAR-ROUND COMFORT AND ENERGY CONSERVATION:**

- Energy-efficient, double-pane, casement thermal-insulated windows.
- Screens and grilles included in window.
- Air Conditioning Self-Controlled Unit in the Bedrooms and Living Room for each Condo Apartment.
- Gas Fired Hydronic Heat for entire building.
- Steel, Fired Rated, front entry door.
- Smoke/CO2 detectors per NYS code.

### **DELUXE ULTRA-MODERN KITCHEN APPOINTMENTS:**

- Luxurious wood or European cabinets in choice of colors.
- Ceramic Tile Flooring in choice of colors.
- Granite or Corian Counter Tops.
- Lighting Package- High Hats and Under Counter Lighting
- Stainless Steel Front Panel Refrigerator, Oven & Dishwasher along with a Microwave.
- Franke or equivalent stainless steel single basin under-mount sink with Kohler or equivalent single-lever faucet.

### **ELEGANT, EASY CARE BATHS:**

- Kohler fixtures in both baths.
- Ceramic Tile on floor and around the Tub in Main Bath (1 and 2 Bdrm) and Master Bath Shower (2 Bdrm only) in choice of colors.
- Master Bath Shower (2 Bdrm only) includes glass enclosure.
- High Hat Package included.
- Kohler or equivalent one-piece chrome faucets.

### **CUSTOM INTERIOR APPOINTMENTS**

- 9-foot ceiling heights in Living Room and Bedrooms (1 & 2 Bdrm Condos).
- #2 Oak flooring in Foyer, Dining & Living Room.
- Luxurious carpeting and padding Bedrooms.
- Raised panel styled interior doors – Separate linen closets.

### **THOUGHTFUL APPOINTMENTS AND CONVENIENCE FEATURES**

- Underground Remote Control Garage Parking Space per Unit.
- Underground Storage Space per Unit.
- Full basement with 8-foot walls (plus or minus).
- Balconies on most Units.
- Designer closet vinyl coated shelving. Front door chime.
- Washer and Dryer per Unit.
- Telephone pre-wiring in Kitchen and Master Bed.
- Cable TV pre-wiring in Living Rm, Bedrooms.
- Front Entry Security Camera wired to each Unit via phone.

### **DISTINCTIVE EXTERIOR DESIGNS**

- Recreation Deck above Garage Parking.
- Landscape Garden.
- Recreational Community Unit in Building.
- Rooftop Deck (optional).



# 'L' train rules in the tunnel of love

HEIDI SINGER

The L line is officially the Big Apple's Love Train.

From Union Square to Williamsburg and points east, young New Yorkers have voted the L the city's top pick-up spot on the rails, according to a new survey.

Forget nightclubs; this romance rocket funnels hipsters home to Brooklyn, serving up a crammed careful of youthful eye candy in the form of NYU co-eds, graphic designers, Web masters, poets, out-of-work musicians and not-so-starving artists.

The survey of 600 locals aged 25 to 35 — done by American Express for the company's new IN:NYC fee-free cards — found subways were a major hot spot for pickups. And 30 percent of people voted the L train as the pick of the bunch.

The survey also found almost half of New York youngsters live here for the big salaries, while almost one-quarter named parks and neighborhoods the

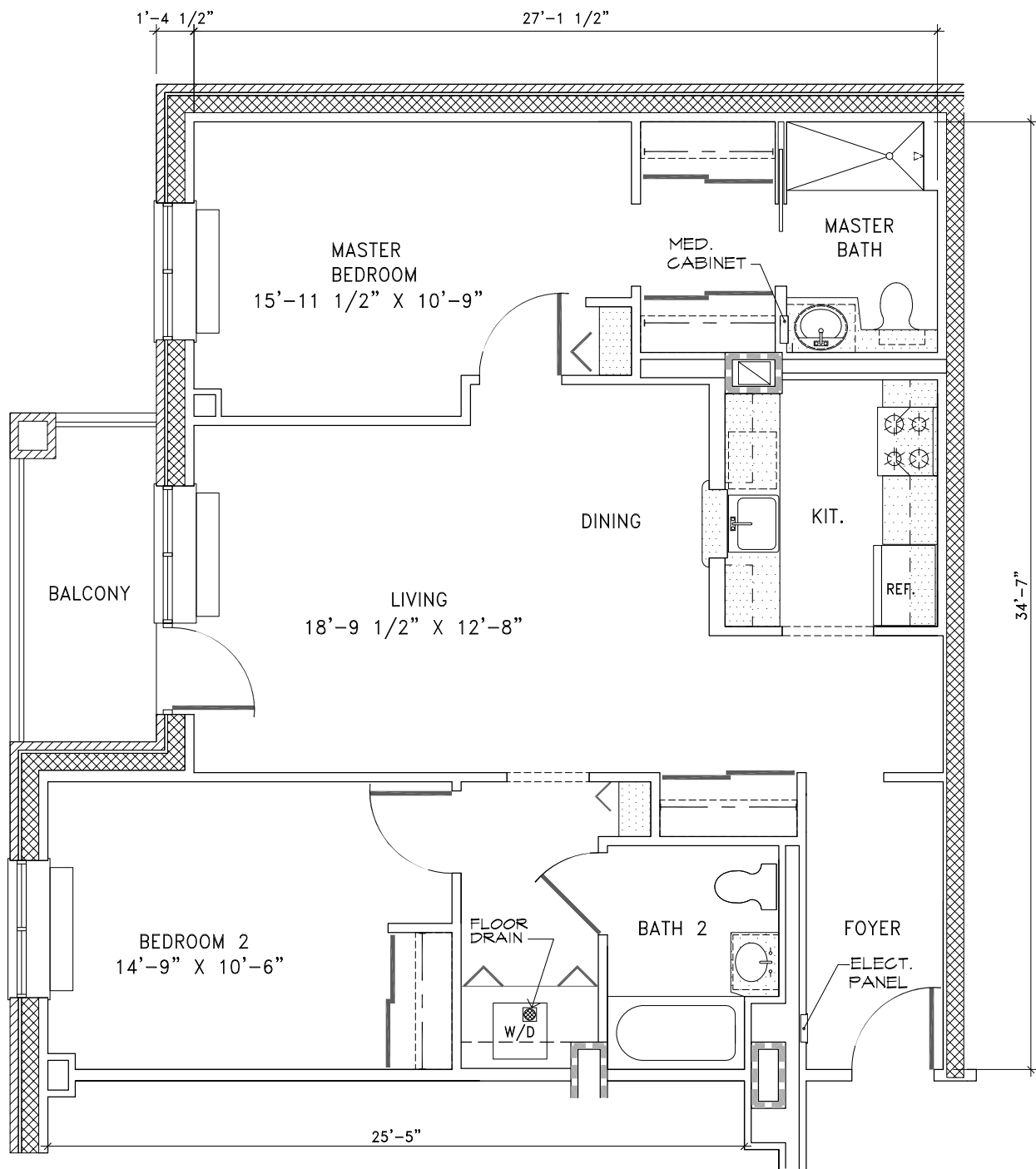
## By the numbers

**According to a survey of 600 New York residents, ages 25-35, conducted by American Express:**

- **49%** live in the Big Apple for the big paychecks
- **21%** think parks and neighborhoods are the city's "best-kept secret"
- **49%** favor a great meal or date over partying or staying in
- **17%** eat out more than half the week — beating Chicago and L.A. peers
- **24%** say restaurants are the best part of life in the Big Apple

city's best-kept secret.

Nearly one in five eat out most of the week, and 10 times as many preferred a good meal or date to hanging out at a trendy hotspot.

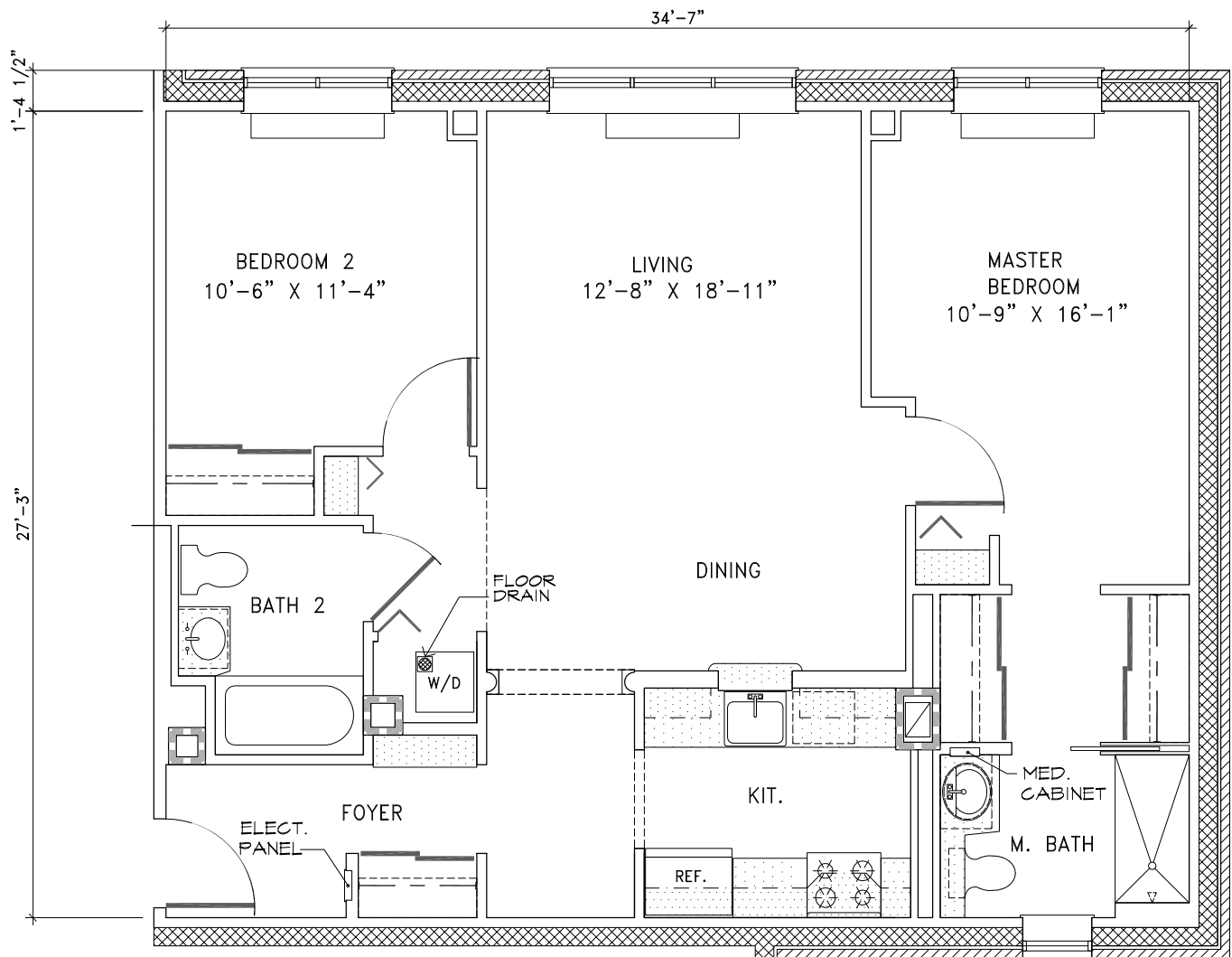


TYPICAL TWO BEDROOM APT.  
APT. 1B, 2B, 3B, 4B  
APT. 1A, 2A, 3A, 4A SIMILAR

SCALE: 1/4" = 1'-0"

1,000 SQ. FT. AREA

All dimensions are subject to customary variances and reasonable tolerance.

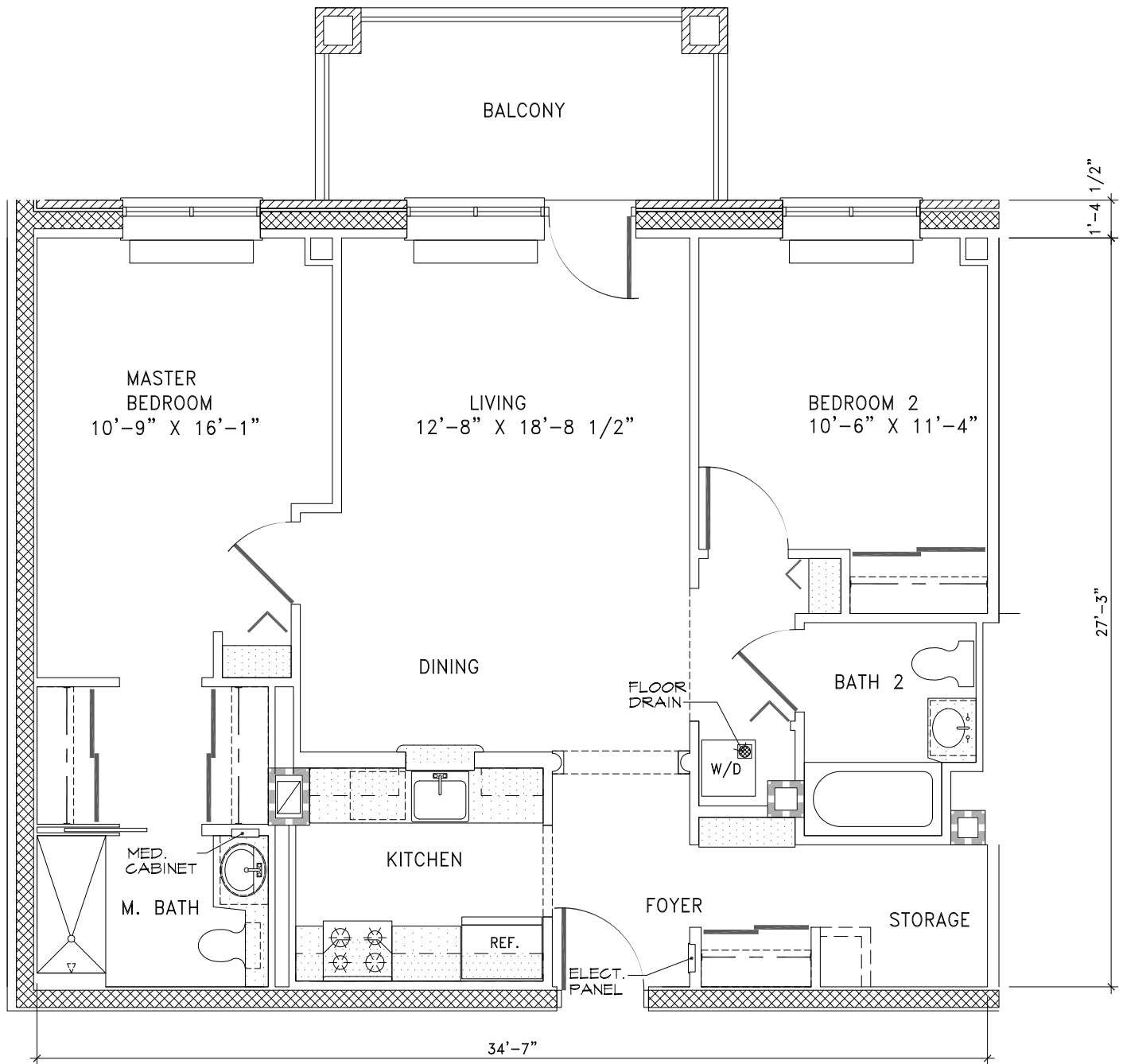


## TYPICAL TWO BEDROOM APT. 1H, 2H, 3H

SCALE: 1/4" = 1'-0"

**942 SQ. FT. AREA**

All dimensions are subject to customary variances and reasonable tolerance.

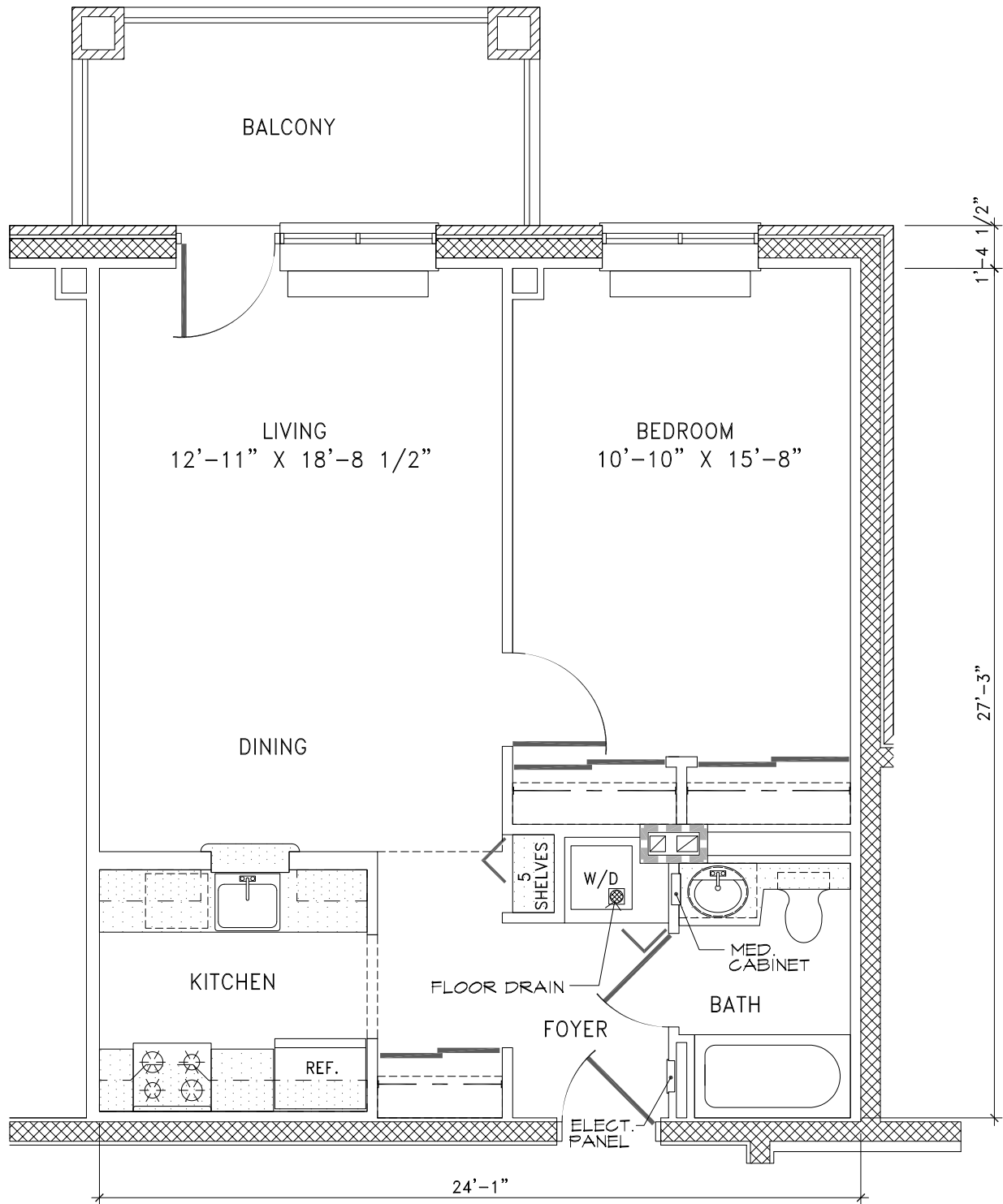


TYPICAL TWO BEDROOM APT.  
APT. 1E, 2E, 3E, APT'S. 1G, 2G, 3G  
1J, 2J, 3J, 2K, 3K, ARE SIMILAR

SCALE: 1/4" = 1'-0"

941 SQ. FT. AREA

All dimensions are subject to customary variances and reasonable tolerance.



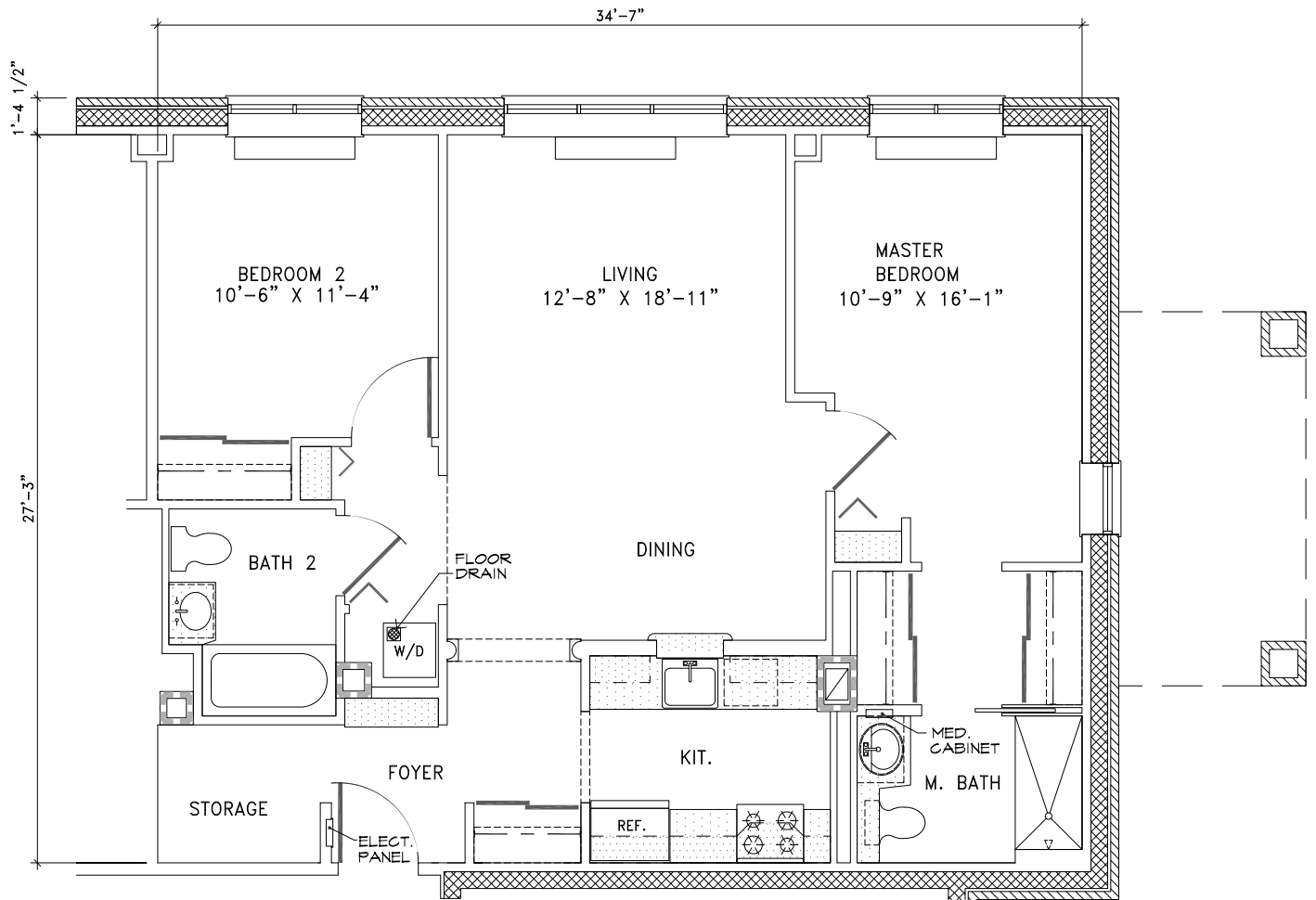
**TYPICAL ONE BEDROOM UNIT  
APT. 1D, 2D, 3D**

SCALE: 1/4" = 1'-0"

**656 SQ. FT. AREA**

All dimensions are subject to customary variances and reasonable tolerance.



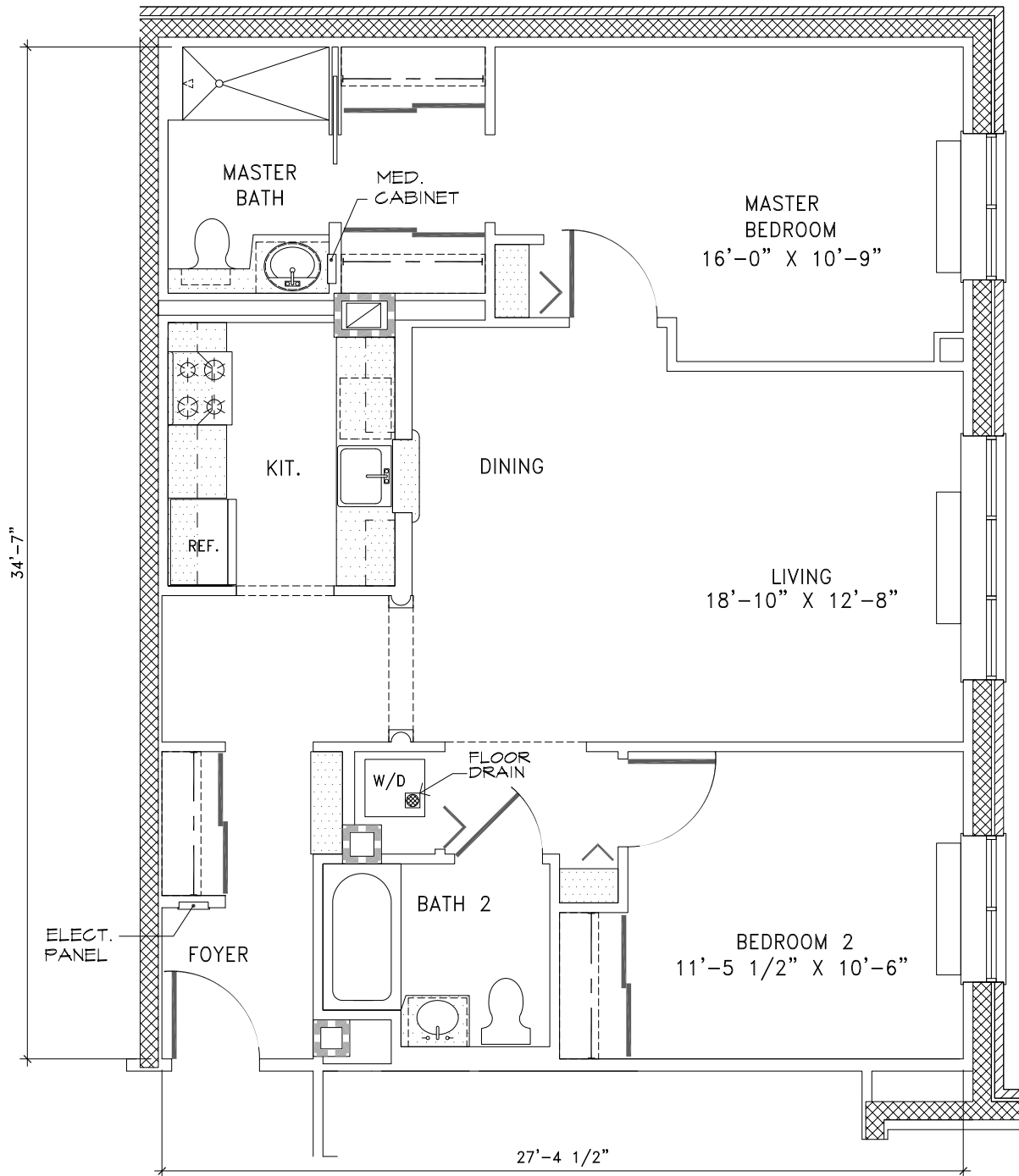


**TYPICAL TWO BEDROOM APT.  
APT. 1F, 2F, 3F**

SCALE: 1/4" = 1'-0"

**941 SQ. FT. AREA**

All dimensions are subject to customary variances and reasonable tolerance.



**TYPICAL TWO BEDROOM APT.  
APT. 1C, 2C, 3C, 4C**

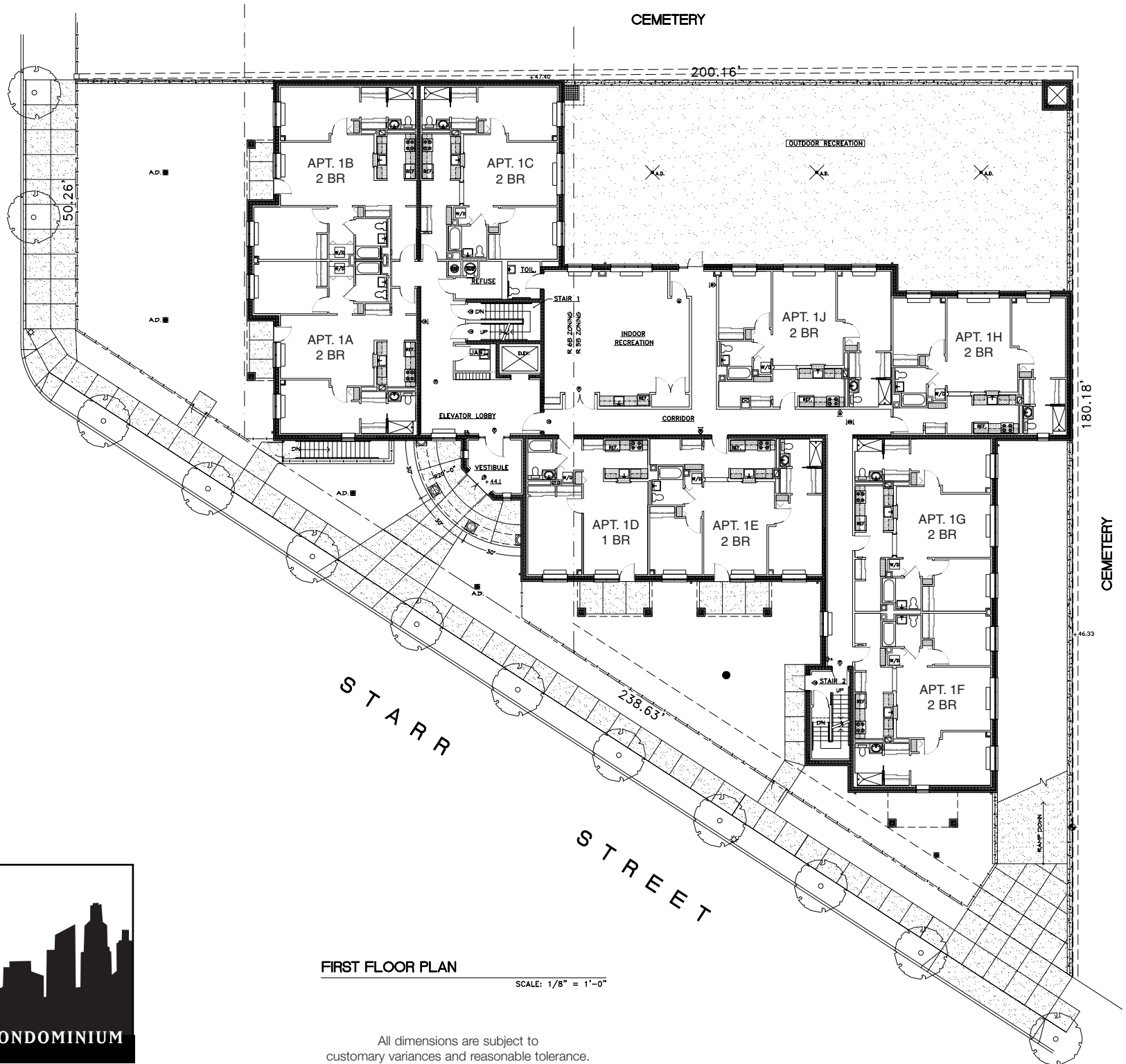
SCALE: 1/4" = 1'-0"

**946 SQ. FT. AREA**

All dimensions are subject to customary variances and reasonable tolerance.

METROPOLITAN AVENUE

CEMETERY



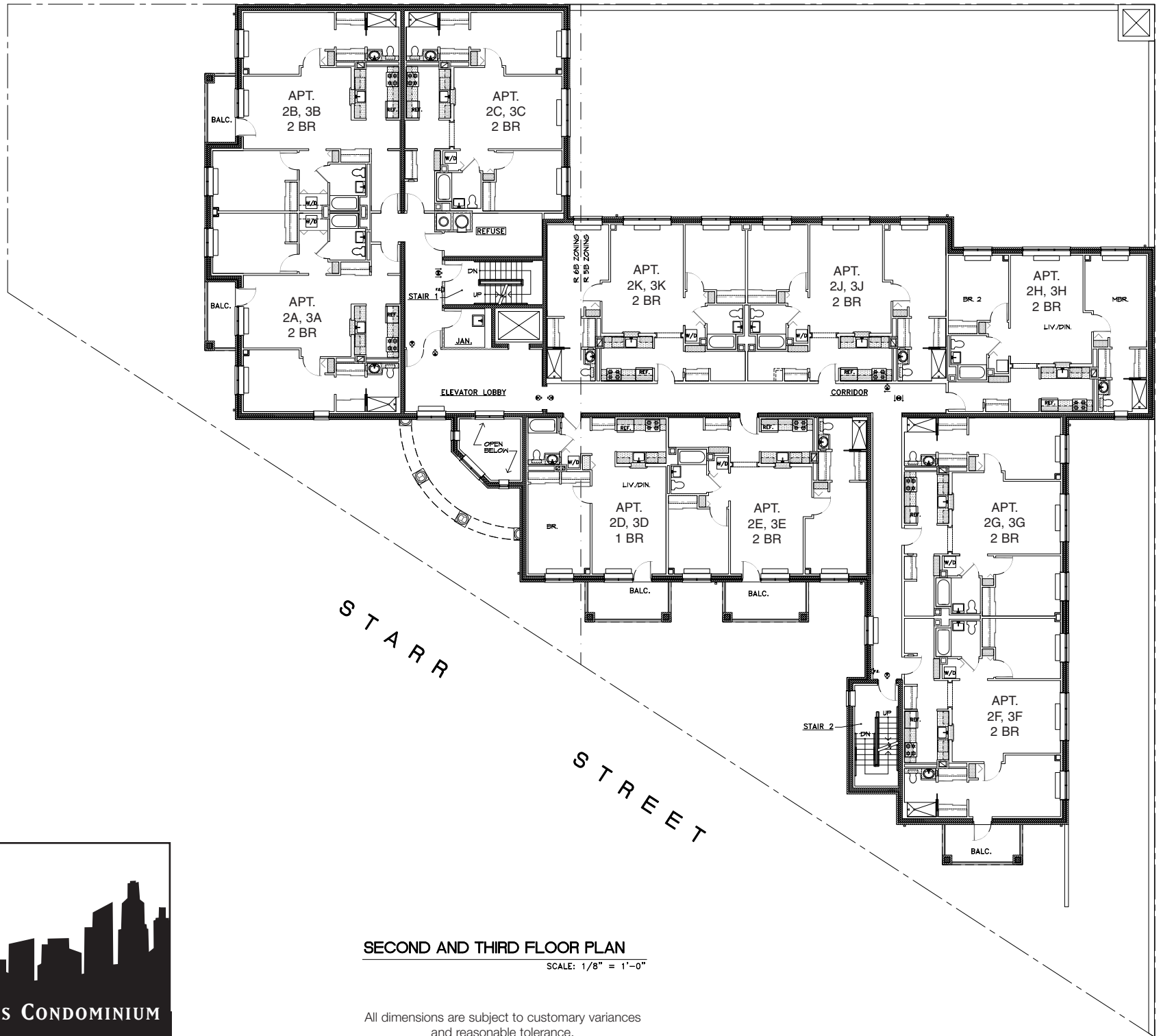
FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

All dimensions are subject to customary variances and reasonable tolerance.



METROPOLITAN AVENUE



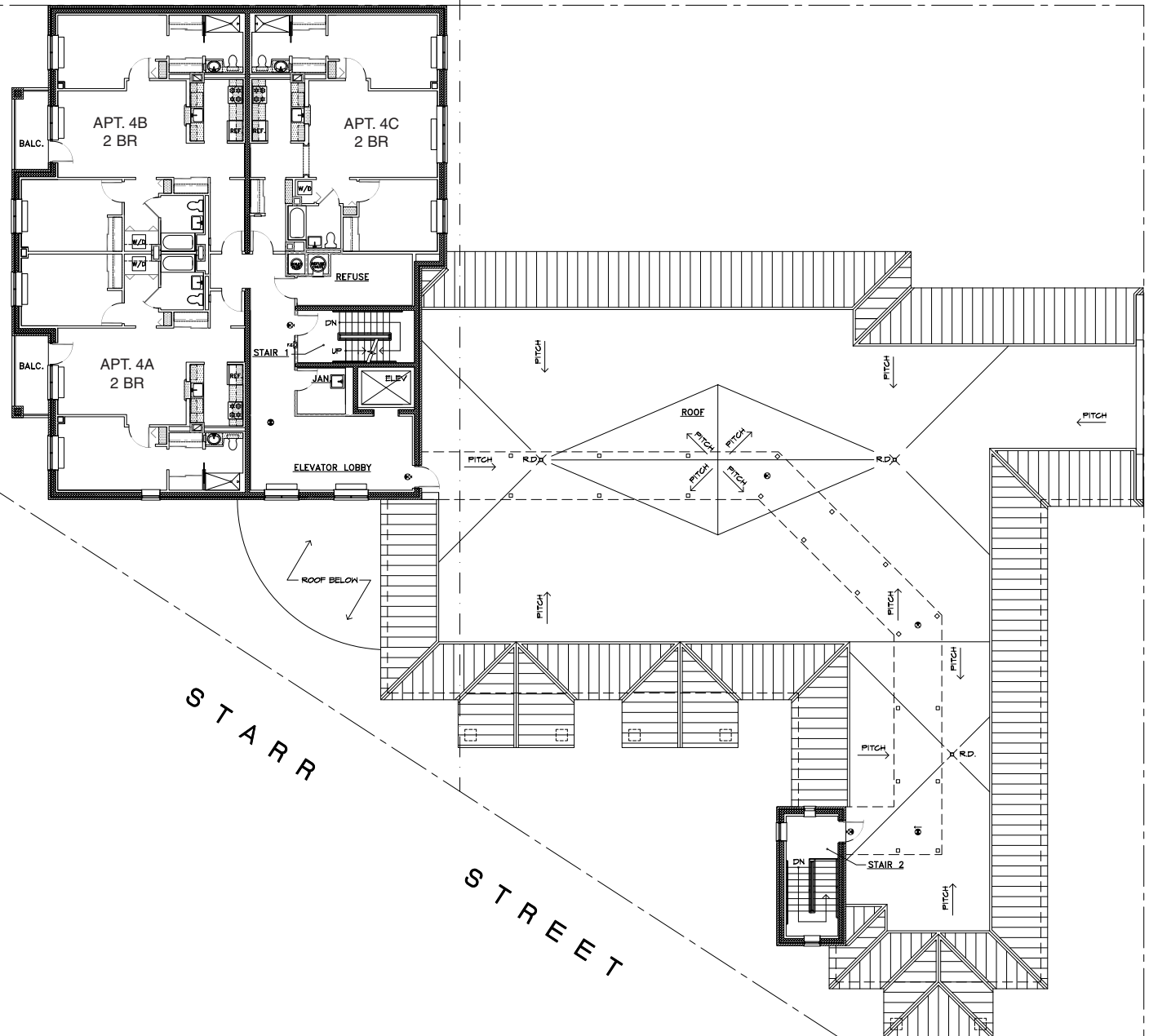
# SECOND AND THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"

All dimensions are subject to customary variances  
and reasonable tolerance.



METROPOLITAN AVENUE



#### FOURTH FLOOR PLAN AND ROOF PLAN

SCALE: 1/8" = 1'-0"

All dimensions are subject to  
customary variances and reasonable tolerance.

