

Rive Platinum

“ In the heart of Riverdale Johnson Ave Shopping Center ”

Rive Platinum Condo: 3511 Cambridge Ave, Riverdale NY 10463 – **New Construction**
Building Total Sq Ftg: 16,416sqft (12,600sq.ft, Plus 2560sqft for Day Care Center w/ separate entrance
First Floor: 1600sqft consisting of Lobby, Fitness Center, Compactor Room, 2 car garage, closets, 2500sqft Day Care Center.
Second - Sixth Floor: 12,500sqft (10 units - 2bedrms 2bths. (each 1037 Sq ft).
Daycare Center: 2560sqft finish painted sheetrock wall, 7.5 ton AC and heating unit, electric outlets, lighting children, restroom, adult restroom, kitchen, windows, reception area, separate entrance, cable TV, CAT5 high ceiling and fire alarm, security alarm, roof playground
Parking: Approx 456sqft
Lot Size: 50’x100’
Building Height: 55ft Six Story
Elevator: OTIS- electronic programmable for Sabbath & holidays, camera, audio speaker
Entire Building: Super structure, block & brick, floor to ceiling glass windows, sprinklers, smoke alarms,
Each Unit: Individual hot water unit, Whirlpool washer/dryer, individual air & heat units in each room, 1 custom kitchen, cabinets, 1 isle granite counter top, oak wood engineer floors & ceramic tiles crown moldings, marble back splash, GE profile stainless steel appliances.
Taxes: 421A for 15 years
General Building Description: All (10) Units are 2bedroom/2Bath/Approx. 1100sqft, 2 Terraces – with 2 units on each floor – easily converted to 4Bdrms or 5Bedrms/4Baths/4Terraces(entire floor approx 2200sqft)

Unique Custom Design throughout –

- Custom Kitchens all have isles with granite top, drawers, storage
- GE Profile stainless appliances
- Granite countertops
- Crown moldings throughout entire apartments, hallways, entrance & lobby
- Garbage chute rooms on each floor
- Aluminum casement master windows, screen, double glass
- Fitness center fully equipped w/commercial state-of-the-art equipment & full bathroom
- Camera surveillance both interior & exterior
- Verizon & Cablevision ready, Fios wiring including Cat 5
- Carousal cast iron double sink in all kitchen, cast iron bath tubs in all bathrooms
- Hot water dispenser in all kitchens
- Marble backsplash in kitchens
- S/Steel and glass hood in kitchens, direct vent
- Under mount lighting in kitchen cabinets
- Engineer wood - ceramic the floors in kitchen & bathrooms walls
- 7.5 ton a/c and heating unit for public ways, gym, entrance & lobby, parking
- Tenant roof playground/rubber roof
- Balconies, roof railing (with architectural aluminum framing & glass)
- Ceramic tile floors on terrace floors and glass railing
- Intercom with monitor system and camera
- Separate hot water unit and electric panel in each unit
- Easy access to public transportation, hospitals, house of worship, public library shopping, public & private schools.



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Developer
General Contractor
Artist

❖ For further info please call **718.652.6600**

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