

Residential Deals

MANHATTAN

postwar building; renovated lobby; terrace with south exposure; no board approval; asking price \$625,000; 21 weeks on the market. (Brokers: Alexis G. Campbell, Christine Campbell, Halstead)

bath, private terrace, southern and eastern exposures; building has garage, storage, roof garden and laundry; maintenance \$1,069; 45 percent tax-deductible; asking price \$749,000; eight weeks on the market. (Brokers: Charlie Summers, Bellmarc; Joanna Lee, Halstead)

Greenwich Village

\$500,000

175 West 12th Street

490 sf studio condo in postwar building (Century Towers); doorman; renovated kitchen and bath, courtyard exposure with garden view; full-service building is pet-friendly; common charges \$294; taxes \$245; asking price \$515,000; 38 weeks on the market. (Broker: Jeanne Voisin, Halstead)



Lower Manhattan

\$838,000

215 Park Row

2-bedroom, 1-bath, 1,050 sf co-op in postwar building; 24-hr doorman; mint unit has granite and oak floors, designer kitchen and bath, balcony, southern and eastern exposure; building has outdoor parking, storage and laundry; maintenance \$727; asking price \$895,000; seven months on the market. (Broker: Weichert Realtors Mazzeo Agency)

Midtown

\$1.535 million

40 West 55th Street

2-bedroom, 2-bath, 1,354 sf condo in prewar building; new hardwood floors, wood-burning fireplaces; common charges \$1,114; taxes \$1,203; asking price \$1.535 million; eight weeks on the market. (Broker: Louise Phillips Forbes, Halstead)

Midtown

\$865,000

325 Fifth Avenue

1-bedroom, 1-bath, 686 sf condo in new construction building; full-time doorman, concierge; high ceilings, kitchen with stainless steel appliances, washer and dryer; full-service building has garage, gym, pool, party room and laundry; common charges \$480; taxes \$108; asking price \$920,000; two months on the market. (Brokers: Sachiko Kawamata, Weichert Realtors Mazzeo Agency; Deirdre Poe, Corcoran)

"It was pretty straightforward. It was a first-time buyer. Her parents, who owned several units in the city, advised her. They only helped the process. With her, it was more about the building than the unit. The building as a whole is very attractive. And almost every person we've brought to the building did something, either bought or rented. The building really sells itself. We always bring our clients by the building and it usually ends up pretty favorable."

Deirdre Poe, Corcoran

Midtown

\$800,000

100 West 57th Street

2-bedroom, 2-bath, 1,250 sf co-op in post-

Midtown East

\$785,000

439 East 51st Street

2-bedroom, 1-bath, 1,200 sf co-op in full-service prewar building (Beekman Mansion); wood-burning fireplace, windowed dining alcove, three exposures; full-service building has security guard, garage and is pet-friendly; maintenance \$1,151; 35 percent tax-deductible; asking price \$825,000; 291 days on the market. (Broker: William Bolls, Corcoran)

Midtown East

\$630,000

140 East 56th Street

1-bedroom, 1-bath, 696 sf condo in postwar building; 24-hr doorman; five closets, western exposure; full-service building has garage, bike room and storage; common charges \$418; taxes \$376; asking price \$645,000; 20 weeks on the market. (Broker: Dan Danielli, Halstead)

Midtown West

\$425,000

393 West 49th Street

400 sf condo in postwar building; 24-hr doorman; 130 sf patio overlooking courtyard, fully furnished, pristine condition; laundry, gym and pool; common charges \$404; taxes \$415. (Brokers: Marilyn Cohen, Redac Inc.; Judith Marcus, Weichert Realtors Mazzeo Agency)

