

May 11, 2023
The New York Times

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Homes for Sale in Manhattan and Brooklyn

This week's properties are on the Upper West Side, in the Financial district and in Crown Heights.

By **Heather Senison**

569.4M Unique Monthly Visitors



MANHATTAN | 393 WEST END AVENUE, NO. 3H
Upper West Side Condo

\$1.63 million

A one-bedroom, one-and-a-half-bath, 995-square-foot apartment with white oak chevron floors, an open living and dining area, a bedroom with a walk-in closet and en suite bath with a double vanity and heated floors, ample closet space, a washer/dryer, a smart thermostat and central air-conditioning, on the third floor of a 16-story 1927 doorman building with a resident's manager, porter, handyman, lounge, garden, gym, children's playroom, game room, pet spa,

remote work spaces, laundry and bike rooms, additional storage and a courtyard. Louise Phillips Forbes, Brown Harris Stevens, 917-846-8640; bhsusa.com

COSTS

Common charges: \$1,258 a month

Taxes: \$1,241 a month

PROS

The design and finishes from the building's full restoration give this prewar apartment a modern and bright look.

CONS

The monthly fees and taxes are steep. Additional storage units cost \$40,000 to \$80,000 each.



MANHATTAN | 77 GREENWICH STREET, NO. 21C
Financial District Condo

\$2.495 million

A two-bedroom, two-and-a-half-bath, 1,328-square-foot apartment that has a kitchen with marble countertops and an island with a wine fridge, a primary bedroom with two walk-in closets

and an en suite bath with heated marble floors, a second en suite bedroom, 11-foot ceilings, zoned electric heat, central air-conditioning and a washer dryer, on the 21st floor of Jolie, a 42-story doorman building with a lounge, two-story gym, catering kitchen, game room, children's playroom, dog run, bike room, storage, concierge and roof deck. Brian Chan, Marzena Wawrzaszek and Kelly Klingman, SERHANT, 347-543-5039; serhant.com

COSTS

Common charges: \$1,421 a month

Taxes: \$1,698 a month

PROS

The building's Cloud Club 77 offers more than 10,000 square feet of indoor and outdoor amenities across multiple floors.

CONS

The taxes are high, as are the monthly fees, though they cover the amenities. Storage units cost \$37,000.



Russ Ross for The Corcoran Group



BROOKLYN | 425 LINCOLN PLACE, NO. 3R
Crown Heights Co-op

\$749,000

A one-bedroom, one-bath, roughly 720-square-foot co-op with an open kitchen and living area, built-in cabinets, entry and linen closets, a bedroom with two closets, a vented washer/dryer, complimentary basement storage and a roof deck, on the top floor of a three-story building with a bike room and a video intercom. Nathalie Roy, Charlie Pigott and Yvonne Gutierrez, Corcoran Group, 718-501-8763; corcoran.com

COSTS

Common charges: \$592 a month

PROS

It's leafy and quiet outside the bedroom, which is in the rear of the apartment. The monthly maintenance is low. Private roof access is a nice perk.

CONS

It could be a difficult space to cool in the summer as it's on the top floor and requires window units.

Given the fast pace of the current market, some properties may no longer be available at the time of publication.

<https://www.nytimes.com/2023/05/11/realestate/homes-for-sale-in-manhattan-and-brooklyn.html>