

March 31, 2016

<http://nypost.com/2016/03/31/where-to-find-nycs-best-and-biggest-bargain-apartments/>



NYP REAL ESTATE
HOMES

INSIDE
Model
Charnel Imman
scopes out cozy
Village co-op

Upper
Manhattan has
bargains, like this
one-bedroom on
150th Street.

CENTRAL HARLEM | \$482,000
305 W. 150th St., #710
This crisp and clean one-bedroom condo is on the top floor of a seven-story prewar building, complete with an elevator. The open kitchen has a dishwasher, a single-unit washer/dryer and a bar with seating for three. The bathroom is off the kitchen and fairly spacious. The apartment, with its low \$364/month maintenance, is on West 150th Street, just off Jackie Robinson Park and half a mile or less from the A, B, C, D, 1 and 3 trains. **Charlie Lewis, Warburg Realty, 646-253-0341**

BANG FOR YOUR BUCKS

Where to find the best NYC apartments under \$500,000

By **EVAN BINDELGLASS**

RIGHT now, the cost of a New York City apartment hovers at record highs. The most recent data from StreetEasy has Manhattan pads selling for a median of \$982,437. The same

stat for North Brooklyn is \$896,493. Let's shave 50 percent off, shall we, and figure out much apartment you can get for less than half a million dollars. No studios allowed! Despite this top-of-the-market moment, there are still neighborhoods with relatively affordable gems. It's

surprising — perhaps reassuring? — how many bedrooms (and bathrooms, and views) are up for the taking. Especially if you'll put a little distance between yourself and midtown Manhattan.

TURN PAGE FOR MORE LISTINGS!

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HALF-A-MILLION DOLLAR BABIES

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EAST HARLEM | \$498,750

306 E. 105th St., #2B

This one-bedroom condo on East 105th Street has a woodburning fireplace. Granted, it's not in working condition, but it can be reactivated. The apartment, located on the second floor, has a spacious kitchen complete with a dishwasher and a bedroom big enough for a king-sized bed. It's about four blocks from the 6 train and walking distance from the Ward's Island Bridge. There is one catch: It has to be an all-cash deal. But think how low your monthly fees would be, given that the maintenance is a mere \$340. **Ryan Sherman, Century 21 Metropolitan, 212-255-5200**

YORKVILLE | \$399,000

509 E. 88th St., #1D

This one-bedroom co-op comes with its own garden. Dinner al fresco? Inside, you'll find high ceilings and hardwood floors. The East 88th Street listing touts "excellent closet space," plus there's also basement storage. There is in-building laundry and a roof deck. It's just over half a block from Gracie Mansion and Carl Schurz Park. It's almost a 15-minute walk to the 4/5/6 at 86th Street. But does that price and a \$1,252 maintenance make up for it? **Donna Bradbury, The Corcoran Group, 917-565-4328**



Douglas Elliman Real Estate LLC

LITTLE NECK, QUEENS | \$337,000

246-41 57th Drive

It may be a bit of a hike, but this three-bedroom (yes, three bedrooms!) co-op has a spacious kitchen with a separate "dining alcove." Your maintenance of \$1,074 covers parking and a shared BBQ area. A car might be useful, since the Douglaston station on the Long Island Rail Road is about a mile away. **Jason Mount, Douglas Elliman, 917-796-8202**

JACKSON HEIGHTS, QUEENS | \$425,000

78-10 34th Ave., #1E

This two-bedroom co-op is located within the Dunolly Gardens complex in Jackson Heights' scenic historic district. Its kitchen has a dishwasher, and space for a six-person dining table just off the living room. The master bedroom has its own closet; the second bedroom is reached via an office with two closets. So you could convert this puppy into a three-bedroom — all for just \$983/month in maintenance. There's in-building laundry and pets are welcome. The E, F, M, R and 7 lines are within walking distance. **George Aponte, Battery Park Realty, 845-222-1388**

Dunolly Gardens features a landscaped residents' garden anchoring six landmarked, red-brick buildings.



This well-priced building in Forest Hills also has nice-sized units for less than \$300,000.

FOREST HILLS, QUEENS | \$499,000

112-50 78th Ave.

This second-floor three-bedroom co-op has two full bathrooms. The kitchen has a dishwasher and adjacent bar with seating for two. There's also a dining area with room for a six-person table. Then there's a living room with space to entertain guests (who enter through a lovely lobby — maybe that's what the \$1,306/month maintenance is for). The building has a laundry room and fitness center. The E and M trains are close by. **Helen Tzelios, Douglas Elliman, 631-896-9586**

UPPER EAST SIDE | \$495,000

205 E. 63rd St., #9A

This spacious one-bedroom co-op has an open kitchen complete with a Sub-Zero refrigerator, Miele dishwasher and Wolf gas range. It opens up to the living room, with a small dining area in between. The bathroom has European fixtures, and the bedroom has plenty of space. The building has an elevator, 24-hour doorman, live-in super, a laundry room and valet parking (for a fee, on top of the more hefty \$1,519 maintenance). The pad is four blocks from Fifth Avenue and Central Park. The F train is only a block away, and the 4/5/6 and N/Q/R are about four blocks away. **Brian Meier, The Corcoran Group, 212-500-7054**



Corcoran Group

FLATLANDS, BROOKLYN | \$325,000

1165 E. 54th St., #75

Located on the top floor of a seven-story Kings Village building, this three-bedroom, two-bathroom co-op is billed as having "breathtaking views of Brooklyn and Manhattan." The kitchen features granite countertops, maple cabinets, stainless steel appliances and a dishwasher. You'll have access to outdoor space and laundry facilities (maintenance: \$976), plus parking for a fee. Pets are allowed and there is a part-time doorman. The 2, 5 and L trains are more than a mile away, so lace up some sneakers, get a bike or prepare to drive. **Alain da Sylveira, Fillmore Real Estate, 347-992-6533**

FLATBUSH, BROOKLYN | \$469,000

3215 Ave. H, #3E

This is a big three-bedroom co-op with two full bathrooms. The kitchen, complete with a dishwasher, is large enough for a table, but there's also a separate "den" where you can put a dining table for six. The building — the Norma Apartments — has a pool it shares with a neighboring property. There is a live-in super, a 24-hour doorman and parking, which makes the \$1,053 maintenance seem reasonable. If you're hoping to make your commute sans car, worry not, for the 2 and 5 trains are only about a three-minute walk away. **Hakim Edwards, Halstead Property, 347-489-2247**

BAYSIDE, QUEENS | \$389,500

18-15 215th St., #11J

This one-bedroom co-op is 11 stories up. If the generous dining area isn't enough, you can dine on a terrace with views of Little Neck Bay, the Bronx-Whitestone Bridge and the Manhattan skyline! The kitchen has plenty of cabinet space and a dishwasher. You'll have access to a pool and gym, all for \$997 in monthly maintenance costs, plus indoor parking is available. You might want that because while there is a bus stop just down the street, the nearest train — the Bayside LIRR station — is a half-hour walk. **Peter Korahis, Douglas Elliman, 917-359-0002**



Money magazine once ranked Bayside as one of the most expensive areas in the country by housing stock.

WEEKSVILLE, BROOKLYN | \$399,000

1479 Prospect Place, #1

This is a two-bedroom, one-bathroom, ground-floor condo with a corner kitchen, complete with dishwasher, and an open living/dining area. There is central air conditioning and the building has a shared courtyard. All that for maintenance fees of \$369. Stops served by the A/C and 2/3/4/5 trains are each less than half a mile away. **Shaniqua Carter, Halstead Property, 862-763-0534**



Halstead Property, LLC

GERRITSEN BEACH, BROOKLYN | \$257,000

2251 Plumb 1st St., #4B

This three-bedroom co-op has just one bathroom. But each bedroom has at least one closet and the dishwasher-equipped kitchen has plenty of cabinet space. For \$1,026 in maintenance, you'll get an elevator and a doorman. Buses are down the road; the B/Q trains are over a mile away. **Charles D'Alessandro, Fillmore Real Estate, 917-953-1087**

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