

DONE DEALS

HDFC deal a no brainer

A young fitness buff didn't even break sweat at the thought of hiking up five flights to get to his own two bedroom, 2-bath Hamilton Heights co-op ... likely because the price was \$143,500.

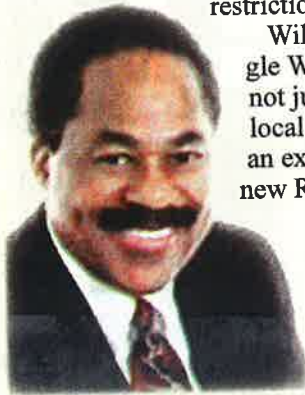
Hank Williams from Weichert, Realtors – Mazzeo Agency just closed on the sale in the HDFC building at 521 West 135th Street. He said, "The building was renovated three years ago and the sellers were very motivated because they re-located and the apartment was vacant. They just wanted a fair exchange of value."

HDFC's (Housing Development Finance Corporation) are former city-owned properties that have been converted and sold to the tenants. They are intended for moderate-income residents so, when it comes to re-sales, there can be restrictions that include an income cap.

Williams said the buyer was a "single Wall street broker" was won over not just by the price, but by the good local transportation and, because he's an exercise enthusiast, who's near the new Riverside Park.

Williams listed the apartment at \$203,900 and it spent 27 weeks on the market.

F. Lee Williams III at Charles Rutenberg Realty brought in the buyer.



MURRAY HILL
425 Fifth Avenue
\$900,000

Corner one bedroom 850 s/f apartment with open city view. Kitchen with cherry wood cabinets, GE profile stainless steel appliances. Marble bath with stall shower and Italian tiles.



White glove condominium with gym, lap pool, steam & sauna rooms, outdoor terrace, children's playroom, cinema room, business center and 24hr concierge and doorman service. CC: \$1,073; Asking price \$925,000; 18 weeks on the market. Agents: **Sarah Son (pictured) Weichert, Realtors — Mazzeo Agency; Lisa Silva, Prudential Douglas Elliman.**

NEW LISTINGS

MURRAY HILL
630 First Ave
\$720,000

One bedroom unit with marble bathroom and spacious living room. Views of the East River, Empire State Building and Manhattan skyline. Full-service



building with fitness center, indoor swimming pool, sauna, steam room, and running track. Listing agent: **Sun Lee, Weichert, Realtors — Mazzeo Agency.**