

Open House Agenda: Three Apartments to See This Weekend

By [Donna M. Airoidi](#) on July 26, 2013 7:08am

[99 John St., Apt. 2203, Financial District, Manhattan](#)

1 Bedroom/1 Bath

Condo

\$1.28M

CC + Taxes: \$1,634/month

760 square feet

Open House: Sunday, July 28, noon to 1:30 p.m.

Lowdown: The building that houses the historic Deco Lofts at 99 John St. was completed in 1933 and designed by Shreve, Lamb & Harmon, the same team behind the Empire State Building. Thick floors and 16-inch concrete walls mean you won't have to worry about noise from your neighbors.

Unit 2203 is rare, not just for the building — which was converted into full service lofts in 2008 — but also for the area. It's a sun-drenched corner apartment on a high floor with a 530-foot wrap-around terrace that includes a grill, lounge, dining area and private garden.

"The terrace is really the selling point," said Wei Min Tan, of Rutenberg Realty. "You can get a 270-degree view from there, including the new Frank Gehry building, the East River and up to Midtown to the United Nations."

Plus, the apartment is in excellent condition.

"The interior is different from all the other units. The owner had it custom-designed. The silk wallpaper is really cool," Tan said, adding that the current owner purchased it three years ago from the sponsor.

Location: The building is two blocks west of the South Street Seaport and a block away from the recently redeveloped Fulton Street, connecting the Seaport to the new World Trade Center. A Jubilee grocery store and Duane Reade pharmacy are on the first floor of the building. It's also near 12 subway lines.

Why put it on your open house calendar? That terrace is gorgeous, and potential buyers need just 10 percent for a down payment. "When the [WTC] is done, with its four new buildings, it will change the neighborhood dramatically and drive prices up," Tan said. "Prices now are at a discount."

[70 Washington St., Apt. 11P, DUMBO, Brooklyn](#)

1 Bedroom/ 1 Bath

Condo

706 square feet

\$899,000

Common Charges: \$263/month

Open House: Sunday, July 28, noon to 1:30 p.m.

Lowdown: This 1915 factory was converted into condos in 2005. The apartment, which was put on the market last week, is in mint condition, gets great light and has Manhattan Bridge views, said Karen Heyman, of Sotheby's International Realty.

It has high-end appliances, bamboo floors, a deep marble bath, central air and heat and 11-foot ceilings, Heyman said, noting that the current owners made a few upgrades in the bedroom and kitchen, including new cabinetry.

"It's a great building," Heyman said, noting it has a stunning roof deck and gym. "The staff is excellent and there's great energy in the building. It's almost like a home town in itself."

Location: The building is part of the DUMBO historic district, and it's close to all the area's shops and services. The new Brooklyn Bridge Park is 2.5 blocks north. As it's located toward the western side of the neighborhood, it's also close to Brooklyn Heights. Both the A/C and F subway lines are nearly equidistant from the building, and there's a water taxi stop at nearby Fulton Ferry Landing.

"You can even bike to work if you work Downtown," added Heyman.

Why put it on your open house calendar? It's a mint pre-war loft apartment in a highly sought-after neighborhood. "The apartment is in a building that everyone is dying to get into, and the monthly fees are low, as are the taxes," Heyman added.

[650 Sixth Ave., Apt. 4J, Flatiron/Chelsea, Manhattan](#)

Studio/1 Bath

Condo

942 square feet

\$1.5M

CC + Taxes: \$1,968/month

Open House: Sunday, July 28, 11 a.m. to noon

Lowdown: This pre-war loft is located in The Cammeyer building, built in 1892 and part of the Ladies's Mile Historic District, south of 23rd Street. It once housed the world's largest shoe store and was converted into full service condos in 2007.

Though Unit 4J is a resale, its owner barely lived there, so it "is in triple mint condition," said Eric Hantman, owner and CEO of Prime NYC realty. (He added that anyone entering the apartment has to remove their shoes and don medical booties — including for open houses.)

In addition to a Poggenpohl-designed kitchen with top-of-the-line appliances, there's a deep-soaking egg-shaped tub and two sinks in the bathroom. There's also a 30-square-foot private storage closet located on the floor.

Location: The Cammeyer is on the north side of Sixth Avenue at 20th Street, so technically it's part of the Flatiron District, but across the avenue is Chelsea, so it's close to prime shopping and restaurants located in both neighborhoods. The north-facing unit overlooks the Limelight building. Twelve subway lines are within a short walk.

Why put it on your open house calendar? Though the price, especially combined with the common charges and taxes, might seem high for a studio, Hantman said the space needs to be seen in person to appreciate how spacious it feels.

"You could put in both a bedroom and a home office and still have an expansive living room," he said. "Someone with vision could do great things with it."