

NYP REAL ESTATE HOME

INSIDE
Bradley Cooper
checks out \$11M
TriBeCa condo



UNDER \$350K

SECRET GARDEN:
This \$349K Midtown listing has private outdoor space.



\$350K-\$700K

KING OF QUEENS:
In LIC, this \$679K cond-op comes fully renovated.



\$700K-\$1M

DELUXE DUPLEX:
Hip W'burg has this roomy digs for \$925K.

Stribling & Associates; Scott Wintrow/Gamut Photos; Travis Mark

33 NYC-AREA HOMES FOR UNDER \$1 MILLION

The ultimate buying guide to Gotham Real Estate for (almost) any budget

By ZACHARY KUSSIN

NEW YORK CITY's luxury real estate market gets lots of hype, and it could give the impression that units not priced in the millions of dollars aren't worthy of mention.

Across the boroughs, even across the Hudson River, there are a

number of units priced below \$1 million that offer a host of sweet features: Spacious layouts, nice views and snazzy finishes are among them. Sometimes there are compromises, like distance to hot spots or few amenities. But they still are big share of the market.

"Roughly 55 percent of sales in the last quarter were under \$1 million," says appraiser Jonathan Miller, and that's just Manhattan. City-wide, it's a whopping 81.5 percent.

With inventory bumping along close to historic lows, this end of

the market — thanks to relative affordability — is moving quickly.

Take a look at some of our favorite listings that offer up a big bang for the buck. Hurry, we can't promise they'll be around much longer.

See **HOME DEALS**, Page 34

NYP HOME

REAL ESTATE FOR REAL NEW YORKERS

HOME DEALS from Page 33

UNDER \$350,000


↑ MIDTOWN EAST \$349,000 420 E. 51ST ST., #2B

While this 1,000-square-foot, one-bedroom, one-bathroom co-op seems like a crazy-good value, the monthly maintenance charge is steep — a whopping \$3,328. But in an area where healthy square footage and outdoor space can come at a premium, this listing still offers a rare package: a private 400-square-foot south-facing garden space, an open living/dining area and a nearly 21-foot-long bedroom.

Agent: Richard Merton, Stribling, 646-613-2751


← CITY ISLAND \$227,500
170-190 SCHOFIELD ST., #3N

In City Island there's a one-bedroom, 1½-bathroom condo listed for \$227,500, which makes it the area's cheapest listing, StreetEasy shows. And it's worth the trek: At 677 square feet, this pad has a woodburning fireplace, walk-in closet and a wet bar — features typically found in luxury-market listings. But the unit does need some updating, per the listing. Common charges: \$426.

Agent: Teddy Montee, DJK Residential, 212-367-0427

WASHINGTON HEIGHTS
\$299,000 →
515 EDGEcombe AVE., #53

In this city, having a park view and an in-unit washer/dryer show that you've made it. And you get both in this 550-square-foot, one-bedroom, one-bathroom co-op in an up-and-coming — if way uptown — nabe. The unit, which looks out on Highbridge Park, also has hardwood flooring throughout, an open kitchen with granite countertops and a walk-in closet. Maintenance: \$806. Agent: Lucien Perry, Lucien Perry Real Estate, 212-213-5335

RIVERDALE, THE BRONX
\$169,900 →
3636 GREYSTONE AVE., #5A

A buck can go a far way for a Riverdale apartment, and perhaps that's because of the neighborhood's faraway location. Still, this \$169,900 one-bedroom, one-bathroom co-op offers good quality for the price. Well below the area's April \$285,000 median asking price, this 950-square-foot spread has high ceilings in the living area, hardwood flooring throughout and four windows in the bedroom. The building has a live-in super. Maintenance: \$699. Agent: Carol Landon, Douglas Elliman, 212-727-6145


← BRONXDALE, THE BRONX \$90,000
2187 HOLLAND AVE., #3L

Sometimes you'll have to travel to save money on an apartment. As with this 588-square-foot, one-bedroom, one-bathroom co-op that's listed for nearly \$24,000 below the neighborhood's April median asking price. (Though the maintenance is a rather hefty \$923.) Located on a tree-lined block near the Bronx Zoo, the unit features new kitchen cabinetry and a fully made-over bathroom. Maintenance: \$923. Agent: Agueda Ramirez, Bohemia Realty Group, 646-568-7194

SHEEPSHEAD BAY, BROOKLYN \$235,000 →
3311 SHORE PARKWAY, #2H

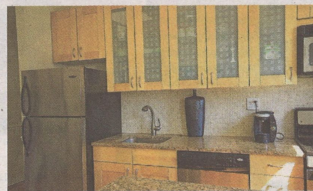
Brooklyn real estate prices are sky-high, having hit a record \$610,894 median sales price in the first quarter of 2015, according to reports. But out in the borough's edges — and still close to public transportation — there are still deals to be had for nice apartments. For instance, this 800-square-foot one-bedroom one-bathroom has hardwood floors, an updated kitchen and five closets. Maintenance: \$624. Agent: Aleksandra Sankovich, Bond New York, 212-792-9253


RIVERDALE, THE BRONX \$350,000 →
2621 PALISADE AVE., #4F

It's indeed possible to find an apartment in this price range with private outdoor space and views of the Hudson River — you just have to head north. This 700-square-foot, one-bedroom, one-bathroom co-op offers these features, as well as a renovated kitchen and hardwood flooring. The building also comes amenitized: There's a full-time doorman, heated pool and indoor/outdoor parking. Maintenance: \$565.83. Agent: Sandhya Tidke, Halstead Property, 718-878-1710


← JERSEY CITY \$275,000
2787 KENNEDY BLVD., #207B

There's a spotlight on Jersey City these days as an affordable option for those who work in Manhattan. In April, the city had a \$349,000 median list price and nearly 900 units for sale. If you're looking to buy here, now's a good time. In downtown Jersey City, there's a 775-square-foot condo asking \$275,000. It has a spacious living and dining area, as well as hardwood flooring throughout. Amenities in this building include a gym, sauna and parking for \$160 a month. Common charges: \$384. Agent: Kim Sullivan-Beiler, Halstead Property, 201-478-6716


← UPPER WEST SIDE
\$259,000
327 W. 85TH ST., #5C

For those who value prime locations, a budget in this price range won't go as far. For \$259,000, it gets this 290-square-foot Upper West Side studio. Small, yes, but it has its pluses: A woodburning fireplace, a location down the block from Riverside Park and it overlooks neighboring townhouse gardens — meaning plenty of quiet. Maintenance: \$560. Agent: Diana Mitchell, Citi Habitats, 212-957-4100


JERSEY CITY \$289,000
2021 W. SHEARWATER COURT, #21

This 1,050-square-foot, one-bedroom, 1½-bathroom co-op includes a canal-front private balcony, stainless-steel kitchen appliances and central air. Two outdoor pools, waterfront promenades, an on-site ferry to Manhattan and a shuttle to the Grove Street PATH are included in the amenity package. Common charges: \$874. Agents: Paul Gulya and Carla Von Byrden, Century 21 Viewpoint Realty, 201-838-8560 and 201-888-6632

KEW GARDENS, QUEENS \$269,900
117-01 PARK LANE SOUTH, #C2A

Good space and two bedrooms are possible even at this affordable price point. The 1,050-square-foot co-op, with one bathroom, also has two walk-in closets and a renovated kitchen. Maintenance: \$997. Agents: Hanni Papadima and Jay Lechler, Landmark Group, 917-697-8701 and 917-647-5612

See HOME DEALS, Page 36