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A bit of history for sale or rent

Options for those who aren't into the glass boxes

Here are older gems not born of the condo boom:

The Cumberland House

30 E. 62nd St., Apt. 10G
 Price: \$1,385,000; one bedroom, one bath
 A plaque reads: "The 26th President of the United States, Theodore Roosevelt, lived on this site from 1895-1898."

Amenities: Has a loftlike feel with 10-foot ceilings; quiet corner space with eastern and southern exposures; private parking garage; doorman.

Drawback: Building requires a 50 percent down payment; only one bath.

(CONTACT: KARIN POSVAR-PICKET, CORCORAN GROUP, 212-605-9248)

Eastgate

210 E. 73rd St.

Mark David & Company's David Ogden in AMNY

bar stools; 9-foot ceilings; a wood-burning fireplace; gym; doorman.

Amenities: Fully renovated; opened-up pre-war kitchen with an island and



203 E. 29th St.

Drawbacks: Window air-conditioning units only; no garage; no roof deck.

B'klyn brownstone

311 Adelphi St., Fort Greene
 \$2,050,000
 This 1909 brownstone is a four-family with market-rate apartments that can be converted to single family or owner's duplex/triplex.

Amenities: Private garden.
Drawbacks: Occupied, so new owner must wait for leases to end.

(CONTACT: DAVID OGDEN, 212-775-6118)



The Cumberland House



311 Adelphi St.

203 E. 29th St.

\$5,500 a month; three bedrooms, two-and-half baths
 This landmarked 1760s townhouse is made entirely of wood, and there is a carriage house.

Amenities: 2,000 square feet of living and work space; three floors; authentic interior and exterior details; washer and dryer; two living rooms with gas fireplaces; wide wood plank hardwood floors; high ceilings; beamed ceilings and arches; a formal dining room.

Drawbacks: Small bedrooms; across the street from a bar.

(CONTACT: JUSTIN KOTCHER, CITI HABITATS, 212-434-5244)

TALES FROM THE MARKET

The real estate industry hit a lull this year, but slow doesn't have to mean boring. We got to wondering about all the wacky stories brokers and industry insiders must have experienced as the market went topsy-turvy.

Indeed, canvassing some of the experts, there were tales of disgruntled home sellers, flaky buyers and cash-strapped tenants willing to do almost anything for a deal.

Locks of hate

Leonard Steinberg deals mostly in luxury home sales with Prudential Douglas Elliman. He brokered a deal that fell below the seller's asking price. Without revealing names, Steinberg said the seller was frustrated and decided to take the locks with him when he moved.

"I said, 'OK, you didn't get your full asking so you took the locks off the apartment?'" Steinberg said.



Steinberg

Excuses, excuses

Jill Sloane, with Halstead Property, saw potential buyer after buyer drop out after drawing up the contracts for an 1,100-square-foot, \$475,000 Harlem place. One woman said she was waiting for her baby's father to send the cash from Nigeria. Another potential buyer blamed swine flu and later said his mother was in the hospital.



Sloane

Barter economy

Jack Barter, vice president at Metro Loft Management, manages properties in FiDi. Let's just say collecting rents is not as simple as it used to be. Some tenants are even looking to barter for their board. "It's been offered. We don't accept [bartering]. Anything from legal services to Web design to help around the office," he said. "In these economic times people get creative."

(GARETT SLOANE AND JESSICA TROIANO)