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TOP STORIES

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What NYC Real Estate Can \$300K Buy?

By: Jill Scott



It's a buyers market, and \$300,000 can now buy a wide variety of city real estate. NY1's Jill Scott filed the following report.

If you've got the means, most people in the know say this is a good time to buy a house. Prices are down and mortgage rates are low.

Periodically, NY1 will do a little house hunting to see what's available at different price points. This week, the budget is \$300,000.

Manhattan

25 Tudor City Place, Apt. 2021

Manhattan East

\$322,000

Broker: Mark Rucktenwald, Charles Rutenberg Realty

Office: 212-688-1000, Cell: 646-660-0995

This co-op doorman building in Tudor City is right by the East River.

"This is a studio apartment located in picturesque Tudor City. It's about 300 square feet located on the 20th floor," says Rucktenwald. "It faces south, so it gives you river views and city views. We are asking \$322,000 right now, a price breakdown from \$330,000."

Maintenance is \$654 a month, including utilities. There is no oven or range but there is a 24-hour doorman, roof deck, gym and a park across the street. It has been on the market for one month.

Bronx

Lafayette Estates

825 Morrison Avenue

Soundview, Bronx

\$300,000

Broker: Jean-Paul Ho, Fillmore Real Estate

Office: 646-329-9808, Cell: 347-581-9506

This doorman building in Soundview, Bronx offers newly-renovated three-bedroom apartments with a little more space and a full kitchen.

"It's 1,166 square feet," says Ho. "It has three bedrooms, two baths, a large-size closet space. Bamboo flooring, granite counter top, all new appliances and also it has all new hardware. The whole unit has been totally renovated."

The price is listed at \$300,000 for the lower floors and maintenance is \$790 with utilities. The building is across the street from Soundview Park and is in walking distance from the 6 train.

At the complex, first-time buyers can qualify for one of several programs that can allow for as little as 5 percent down or even help with closing costs.

Staten Island

335 Van Name Avenue

Mariners Harbor, Staten Island

\$299,000

Broker: Michael Dukhovny, United National Realty

Office: 718-980-2500, Cell: 917-417-2990

This three-bedroom townhouse in Mariners Harbor, Staten Island is listed at \$299,000.

"The house has hardwood floors on both levels. It was built in 2002 with 1900 square feet of living space," says Dukhovny. "You do have a full finished basement, you do have a nice eat-in kitchen on the main level. Three bedrooms upstairs and two bathrooms in the house."

This house comes as-is and is in need of a few repairs. It has been on the market for about six weeks.