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On the Market

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MICHELLE HIGGINS



West Village Co-op

\$850,000

MANHATTAN 226 West 11th Street, #4F
A one-bedroom one-bath on the top floor of a townhouse, a nonsmoking building. Mary Ellen Cozman, Stribling & Associates (917) 761-2655; stribling.com

MAINTENANCE \$1,200 a month

PROS This sunny apartment has high ceilings, original wood floors and a skylight in the bathroom. It is near restaurants, shops and night life.

CONS The apartment is on the fourth floor of a walk-up. The kitchen and bathroom need updating. There is no dishwasher.

Millwood Four-Bedroom
\$1,199,000

WESTCHESTER 31 Gregory Lane
 A four-bedroom three-and-a-half-bath 1969 colonial on 1.92 acres, with a large eat-in kitchen, a finished lower level and a multitiered wood deck with several seating areas that runs the length of the rear of the house and encircles an aboveground pool. Brian Milton, Houlihan Lawrence (914) 469-9889; houlihanlawrence.com

TAXES \$25,850 a year
PROS The house is in immaculate condition. A spacious backyard is very private and nicely landscaped.
CONS Some of the wooden deck planks need to be replaced. Step-ups in the lower-level bathroom may be difficult for some to navigate.



PHOTOGRAPHS BY LINDA LAQUEZ FOR THE NEW YORK TIMES



Crown Heights Limestone
\$1,775,000

BROOKLYN 856 St. Johns Place
 A three-bedroom two-and-a-half-bath rowhouse with a back garden. Justin Dupree, the Corcoran Group (718) 422-2531; corcoran.com

TAXES \$4,982 a year
PROS A seamless blend of original detail and updates, the house has new windows, three gas fireplaces, vaulted ceilings, pocket doors, a pier mirror, handsome wainscoting in the dining room and a well-equipped kitchen with a walk-in pantry. The tiled garden, lush with vines, has an elevated back deck with a pergola.
CONS The dining room and kitchen are on the ground level; the living room is one flight up on the parlor floor.



PHOTOGRAPHS BY LINDA LAQUEZ FOR THE NEW YORK TIMES



Fort Lee Contemporary
\$1,295,000

NEW JERSEY 2454 Second Street
 A three-bedroom three-bath house built in 2005 on 0.16 acre, with an open living/dining area, a large master suite, an attached one-car garage, and a sloping yard with a rock garden and a reflecting pool. Liora Meidan, Keller Williams Realty (201) 615-7678; kw.com

TAXES \$18,805
PROS Floor-to-ceiling windows flood this house with light. It is outfitted with high-end Italian doors, German windows and ultramodern European kitchen and bathroom appliances and fixtures. There is ample storage space throughout.
CONS The concrete floors and walls may lack the warmth some buyers seek. The garden is overgrown.



Gramercy Area Co-op
\$1,995,000

MANHATTAN 102 East 22nd Street, #1EF
 A two-bedroom two-bath in a prewar elevator building with a live-in superintendent. Emily Beare (212) 726-0786, Elizabeth Beare (212) 612-9696, CORE; corenyc.com

MAINTENANCE \$1,976 a month
PROS A long foyer leads to a spacious living room with an adjacent dining area. A kitchen pass-through lets in light and connects the space to the dining area. A roomy master bedroom suite has a double shower with two shower heads. There are high beamed ceilings throughout.
CONS The windows look at neighboring buildings. The second bathroom has a quirky layout with a column in the middle. The building lacks a doorman.



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