

## BRICK UNDERGROUND

December 19, 2012

### The Open House Scorecard: Families vs. Singletons, 10-0



Dragging your spawn up a few flights of stairs might be worth it to snag this \$1.095m two-bedroom, one-and-a-half-bath duplex co-op in Chelsea. And at least you won't have to haul your laundry to the basement.

Family-sized NYC apartments are becoming harder and harder to find, says this weekend's NY Times, so perhaps the dominance of two- and three-bedroom apartments on today's Open House Scorecard--the 10 open house listings StreetEasy users saved to their open-house planners more often than any others this weekend--more aptly reflects the number of buyers in hot pursuit versus a sudden influx of brood-sized abodes.

You can see the river and downtown Manhattan from a \$1.395m two-bedroom, two-bathroom condo on West 95th Street and Broadway on the Upper West Side. The corner unit features floor-to-ceiling windows in the living room facing south and west. Plus, the kitchen has an oversized window that faces the river, and there's a through-wall surround sound system. The building, the Princeton House, offers a concierge service, fulltime doorman, a gym, laundry facilities, storage and bike rooms, a roof deck and parking.

Over in Brooklyn, open views from a balcony--and of your clothes cleaning themselves in your in-unit washer/dryer--are part of the draw of a \$769k two-bedroom, two-bathroom condo available for immediate occupancy in Park Slope. Located on Fourth Avenue

between Fourth and Fifth Streets, the doorman and elevator building has a 24-hour concierge service, a gym, a party lounge, a kids playroom, an underground parking garage for a monthly fee and a 421A tax abatement for the next 21 years.

Though there's nothing too special about the building, a \$1.095m two-bedroom, one-and-a-half-bath duplex co-op in Chelsea offers garden and skyline views from West 29th Street and Eighth Avenue. The apartment has a wood-burning fireplace and a renovated kitchen with stainless steel countertops, Electrolux gas range and a new dishwasher. There's also a stacked Bosch W/D and three through-wall air conditioners. However, the duplex is located on the fourth and fifth floors of a self-managed walk-up.

For more family-size apartments with nice views and building amenities, browse the rest of the Scorecard below.

1. 221 West 82nd Street—3-bed co-op, \$1.695m
2. 49 West 72nd Street—2-bed co-op, \$1.1m
3. 33 West 56th Street—3-bed condo, \$6.5m
4. 215 West 95th Street—2-bed condo, \$1.395m
5. 353 4th Avenue—2-bed condo, \$769k
6. 20 West 84th Street—2-bed condo, \$1.975m
7. 145 Lafayette—2-bed co-op, \$599k
8. 415 Greenwich Street—3-bed condo, \$3.995m
9. 303 West 29th Street—2-bed co-op, \$1.095m
10. 221 Jefferson Avenue—6-bed multi-family, \$1.089m