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10 NYC Apartments With Covetable Outdoor Space for \$1M

Welcome to a semi-regular feature, Price Points, in which we pick a relatively low asking price and a type of apartment, then scour StreetEasy to find the best available options around the city. Today's task: apartments with private outdoor space for around \$1 million.



242 East 25th Street, Apartment 10B

The mercury has risen above 60 on the thermometer, which means that those enviable New Yorkers with balconies, patios, terraces, and roof decks are pruning their plants and sunning themselves, safely out of sight from public park-goers. But you too could be one of the lucky ones. Searching StreetEasy for apartments listed in the last month with private outdoor space resulted in this round-up of the best 10. They all have pretty sweet, undeniably sunny al fresco escapes. The best part? Almost all of them are Six-Digit Clubbers, or less than \$1 million. Our real estate is ready for spring, and we are, too.

—Hana R. Alberts and Jessica Dailey

Both bedrooms and the living room of this Murray Hill co-op open up onto a sizable private terrace, which has room for two seating areas. The planters look like they've survived winter in decent shape and the light-green patio furniture certainly induces visions of spring. The asking price is \$975,000.

For just under \$1 million, there's a two-bedroom apartment on the top floor of a townhouse in Cobble Hill. The outdoor space is a 13.5' by 10' private roof deck with Manhattan views, and inside, it has great hardwood floors, a wood-burning fireplace, and a washer/dryer. The brokerbabble makes a point to note that the building, a self-managed co-op, is "financially stable," which, uh, is always positive. The asking price is \$999,000.

This apartment on Fourth Avenue in Brooklyn may be on the "canyon of mediocrity" that divides Park Slope and Gowanus, but its L-shaped patio is anything but average. The outdoor space totals 900 square feet, trumping the two-bedroom, two-bathroom interior, which comes in at 833 square feet. For an ask of \$1.05 million, the carpet is whimsical and the views are expansive.

On the Upper West Side, this new-to-market one-bedroom is asking \$925,000. It has a 25-foot long terrace with built-in seating and a wooden pergola, as well as a few built-in planters. It's located in the Chesterfield, a condo building just a block from the Natural History Museum with a 24-hour doorman and live-in super.

For \$995,000, there's a 1,200-square-foot triplex in a converted warehouse in Williamsburg. Technically, it has two outdoor spaces, but one is just a large Juliet balcony, weirdly described on the floorplan as a "new metal grate balcony." Thankfully, the other outdoor space, a 300-square-foot roof deck with room for chaise lounges, a 6-seat table, and a grill, makes up for it.

On the Upper East Side, a cute 1BR/1.5BA on tony Park Avenue is asking \$1.1 million. The 800-square-foot apartment contains the crimson-hued living room and kitchen on the ground level, with a circular staircase up to the master bedroom, which has sliding door and a wrought-iron gate that opens up onto the 400-square-foot terrace with a semi-circular couch. Plus, the building sports beautiful terra cotta detailing on the facade.

Because it's up in Riverdale, this two-bedroom, two-bathroom condo is large—almost 1,500 square feet. The building, the Solaria, has a commuter shuttle to Manhattan. And because of its location on the banks of the Hudson, the terrace (despite not being particularly enormous or pretty) has some top-notch river views. Ten bucks the sunsets are gorgeous. All for \$945,000.

East 35th Street near Fifth Avenue is the last place that one would expect to find a peaceful garden oasis, but this 1,070-square-foot duplex comes with a lush 400-square-foot patio that has a secret garden air to it. The interior has been recently renovated, and the kitchen features new marble floors and stainless steel appliances. It also has two full bathrooms, two walk-in closets, and two wood-burning fireplaces, and it's listed for \$950,000.

Urban gardeners will swoon over the backyard of this 1,273-square-foot condo in Fort Greene. At 825

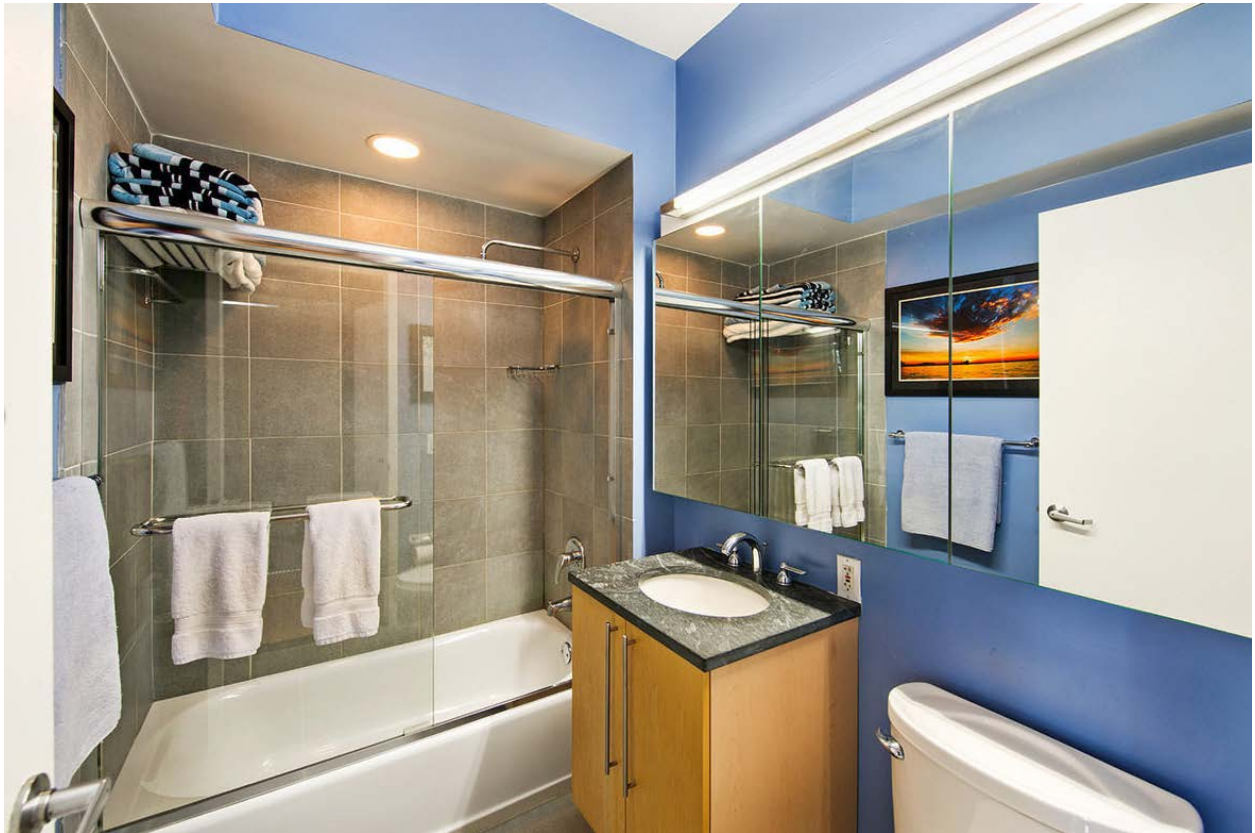
square feet, it is, as the brokerbabble says, "positively gargantuan," and it is lined on two sides by elevated planting beds. Inside, the layout can be rearranged to go from two bedrooms to three or one of the bedrooms can be turned into a larger office. If the yard isn't enough outdoor space for you, the building also has a shared rooftop deck. It's asking \$999,999.

Meet a one-bedroom co-op on 25th Street in Kips Bay, asking \$1,075 million, where there are four closets, a washer/dryer, and a rather pleasant terrace. Though it's currently outfitted with seating and a barbecue grill, its best asset might be the views. They span south, east, and north, depending on where you sit, and contain everything from the Madison Square Park clocktower to the Empire State Building and the Chrysler Building.











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