



June 28, 2012

Two Midtown Condos Duke It Out for the Buyer With \$3M

*Imagine you have around **\$3,000,000** to spend on an apartment and you've narrowed it down to two fairly similar co-ops. How do you make up your mind? The answer is simple: you shove them into a metaphorical cage and let them battle it out until one emerges victorious. It's time for **Real Estate Deathmatch**. (Trying to decide between two places in real life? Send them in to the tipline and let complete strangers make this very important decision for you.)*



Address	211 Madison Avenue #18A	31 East 28th Street #5E
Price	\$2,900,000	\$2,750,000
CC/Taxes	\$5,969	\$3,419
Square Footage	2,321	2,000
Beds, Baths	2, 2.5	2, 2
Floor	18	5



211 Madison Avenue, aka **Morgan Court**, is a duplex, 321 square feet larger, and \$150,000 pricier, but its real standout feature is its curved walls of windows. Those are the kinds of windows you look out of while sipping a glass of scotch and thinking, "I run this town." Of course, they're also the same kind of windows you get thrown through when your hubris catches up to you and some associates of one of the guys you screwed over on your way to the top come pay you a visit. 31 East 28th Street, aka **The Parkwood**, does not have windows you'll get thrown through, but it has nice windows nonetheless. It's very nice. Less impressive, but much more pleasant. And way lower monthly costs.