

July 21, 2016

Open House Agenda: 3 Summer Deals to See This Weekend

MANHATTAN — Summer is considered a slow time for the city's real estate market, which means it's a good time to get a deal. Those who list their homes this time of year tend to want to sell quickly, which is why they may offer what these three properties have: incentives, price cuts or prices that aren't outrageous to begin with.



11 E. 36th St., Apt. 606, Midtown East

1 bedroom/2 bath

Approximately 1,130 square feet

Condo

\$1.395 million

Common charges: \$1,257 a month

Taxes: \$1,144 a month

Open House: Sunday, July 24, noon to 1 p.m.



Lowdown: After a recent deal on this pre-war loft fell through, it's back on the market with an incentive for a speedy sale: The seller will pay a year of the common charges for an offer accepted by Aug. 31.

Though legally a one-bedroom, the office is currently set up as a second bedroom. It has no window, but it does have a closet.

"The fact you can get a two-bedroom Downtown for under \$1.5 million, I think is such a deal," said Alyssa Soto Brody, CORE.

Plus, she added, the space has no load-bearing walls so it's flexible.

"You can literally, if you wanted to, open up the entire apartment," she said, "or if you wanted to create a dining room or third bedroom, you could do that. It allows you to grow into the unit."

This sixth-floor apartment sits in the back of the 66-unit building and has no neighbors on either side, so it's quiet, Brody said. Though it's north-facing, the 6-foot-tall windows let in plenty of light.

When this office building went condo about a decade ago, renowned interior designer Andres Escobar overhauled the spaces, including the kitchens and baths, which still feel very modern. (Plus there's central air conditioning and a vented washer-dryer.)

"His style is timeless," said Brody noting that the open kitchen has high-end appliances and Calacatta marble countertops.

The doorman building has an "amazing" rooftop with a gym on it, Brody said.



Location: The Morgan Lofts, between Madison and Fifth avenues, are a block from the Morgan Library. The building is an easy walk to Bryant Park, Midtown and Murray Hill.

There are plenty of transit options in the area, like the 6 train at 33rd Street, the hub at Herald Square or Grand Central Terminal.



Why put it on your open house calendar? “You are really getting a two-bedroom, two-bath for such an amazing value,” Brody said.