

August 11, 2016

## **Open House Agenda: 3 Apartments to See This Weekend**

NEW YORK CITY — August is known as one of the slowest real estate months of the year, in which new listings are harder to come by. But these three eager sellers are looking to unload their apartments regardless, offering appealing prices to attract buyers. All three listings are holding open houses this weekend.



### **212 E. 70th St., #2AC, Upper East Side**

Two bedrooms/Two baths

Approximately 1,050 square feet

Condo

\$1.295 million

Taxes: \$1,083/month

Common charges: \$799/month

Open House: Sunday, Aug. 14, 11:30 to 12:30 p.m.

**Lowdown:** The owners, who combined two apartments to create this two-bedroom unit, are excited to sell as they signed an exclusive deal with the broker the day they finished the renovation.

“August is not the ideal month to list anything,” said CORE broker Adie Kriegstein. “But there's nothing like this uptown, so there was no time to waste.”

The apartment is located one flight up in a “well-run brownstone condo,” said Kriegstein.



Combining the two apartments, she said, was “very easy... they are north and south apartments, so they just removed a wall and updated everything.”

The combination allowed for a split-bedroom layout, with the master bedroom and second bedroom on opposite sides. “People prefer it when bedrooms are not next door to each other,” said Kriegstein.

This renovation is unique for an Upper East Side apartment because the interior finishes have a downtown feel.



There's exposed brick through the entire apartment, moldings and decorative fireplaces," said Kriegstein.

Although interior details were kept, the rest of the space "was updated for 21st-century living," according to Kriegstein. The kitchen was upgraded to add a wine refrigerator and under-cabinet lighting. A washer/dryer unit was also added to the apartment.



**Location:** Kriegstein called this location "the heart of the Upper East Side in terms of transportation." The brownstone is only about a block away from the 6 train at 68th Street/Hunter College. The main drag of Madison Avenue is two blocks away, and the entrance to Central Park is just one block further.

**Why put it on your open house calendar?** "If you're looking for an apartment that's not cookie-cutter, and has all the conveniences of the Upper East Side, this is your calling," said Kriegstein.

