

April 18, 2014

Open House Agenda: Three Apartments to See This Weekend



NEW YORK CITY — With Passover in full swing and Easter on Sunday, there are fewer open houses scheduled for this weekend than usual. But here are three new-to-market homes that are worth a visit.

132 Joralemon St., Apt. 4C, Brooklyn Heights, Brooklyn

1 Bedroom, 1 Bath

Co-op

Approximately 500 square feet

\$539,000

Maintenance: \$851 per month

Open Houses: Saturday, April 19, noon to 2 p.m.; Sunday, April 20, 12:30-2:30 p.m.

Lowdown: This "darling" one-bedroom apartment in a pre-war Brooklyn Heights walk-up just hit the market this week and it won't be available for long.

"We already have several offers," said Micha Hendel, of Brown Harris Stevens, who noted that the sellers will likely make a decision on Monday.

The current owners gradually renovated the space over the past six years, Hendel said, adding, "They've done a beautiful job decorating it. It has a special European charm to it."

The home also feels "very private," he said.

Based on user comments for a post on Curbed about the unit, it's either over-priced or under-valued — depending on opinions about walk-ups, small kitchens and single closets.

Location: Situated in the heart of Brooklyn Heights, the building is two blocks from both commercial Montague Street and Borough Hall, where there's a year-round greenmarket on Tuesdays, Thursdays and Saturdays. Brooklyn Bridge Park and the Promenade are also within a short walk. Subway stations for the 2, 3, 4 and 5 trains also are at Borough Hall. The A, C and F trains are a few blocks farther east.

Why put it on your open house calendar? For those looking to toss their hat into the ring for a one-bedroom in a prime Brooklyn spot, Handel said, "We're still going to get everybody [who's interested] in for the open houses on Saturday and Sunday, but from now on, offers should be best and final."

35 W. 92nd St., Apt. 6D, Upper West Side, Manhattan

1 Bedroom/1 Bath Co-op Approximately 800 square feet \$699,000

Maintenance: \$1,524.28

Open House: Sunday, April 20, 12:30-2 p.m.

Lowdown: This large Upper West Side one-bedroom with arched doorways also entered the market this week.

"The space is really beautiful in that each room faces onto the street," said Kris Kruse, of Halstead Property. "Across is a low building, so you have this expanse of sky and brilliant southern light. There are views from every room."

Kruse said the unit — which had already been renovated when she sold it to the current owners — is "pristine" and has been "lovingly cared for." She also noted the "beautiful allocation of space," with areas large enough to create a home office in the foyer or bedroom, or even in the eat-in space in the kitchen.

New owners might want to open up the kitchen area, as there is no support column on that wall, Kruse said.

The building has a live-in super and 24-hour elevator operator, so you get escorted up to your floor.

Location: It's just half a block to Central Park, and there are several stores along Columbus Avenue that aren't located elsewhere in Manhattan, such as Home Goods and Michael's for crafts, said Kruse, who has been selling properties on the Upper West Side for 15 years. There's also a new branch of Flex Mussels opening soon on Columbus and 84th Street.

The nearest trains are the B and C at Central Park West and 96th Street. At Broadway between 93rd and 94th streets is the south entrance of the 96th Street station for the 1, 2 and 3 trains.

Why put it on your open house calendar? "It's rare to get these kinds of views on the sixth floor, especially from every room," Kruse said. "And what you're looking at is beautiful buildings with casement windows. It's charming, all the renovations are done, and it's in beautiful condition."

815 Greenwich Street, Apt. 5D, West Village, Manhattan

1 Bedroom/1 Bath Co-op Approximately 550 square feet \$715,000

Maintenance: \$914 per month

Open House: Saturday, April 19, 2-4 p.m.

Lowdown: The current owners had not planned on selling this West Village one-bedroom until a short-term job move turned out to be more permanent, said John Harrison, of CORE. Saturday is the first official open house.

Even though selling was not planned ahead of time, the owners had already completed some renovation work, including updating the kitchen and staining the floor a nice dark shade. The built-in cabinets on the wall in the living room, made by an architect friend, are staying, but they're easy to remove, Harrison noted.

There's also a skylight in the bathroom, which "reminds you that you are in the 'penthouse apartment,' if you will," he said of the top floor unit. "You feel like you are in this light and airy apartment."

The 20-unit co-op allows subletting, but "the building is not looking for investors," Harrison said.

Location: Though on a "quiet and quaint" block in the West Village, the apartment also is in close proximity to the "glamour and buzz" of the Meatpacking District, with "a lot happening in that portion of the Village," Harrison said. Nearby subways along 14th Street include the A, C, E and L at Eighth Avenue and the 1, 2, and 3 trains at Seventh Avenue.

Why put it on your open house calendar? This is a "turnkey" home that needs "absolutely no work whatsoever," Harrison said. Prospective buyers "looking for the quaint charm of the West Village" yet who also want to be near to "every major activity that somebody could enjoy, should see this place."