

June 10, 2016

Open House Agenda: 3 Apartments Under \$1.1M to See This Weekend



188 Woodpoint Road, 2B

188 Woodpoint Road, 2B, East Williamsburg

Two bedroom/Two bath

Approximately 920 square feet

Condo

\$975,000

Common Charges: \$360/month

Taxes: \$42/month, with 11 years left on tax abatement

Open House: Sunday, noon to 1:30 p.m.

Lowdown: This second floor corner apartment in a small elevator condo from 2011 has triple exposures and a 228-square-foot terrace that opens directly onto the living rooms.

“It’s really all about the terrace,” said Win Brown, of CORE. “It’s like doubling the size of your living room.”

Besides the fluid boundary between the terrace — which is the largest in the eight-unit building — and the living room, there’s also a pass-through window from the kitchen to the terrace, making it easier to move dishes between the two spaces.

The unit also has ebony-stained oak floors, Carrera marble counters in the kitchen and a king-sized master bedroom with a double closet and en suite bath.

The building has good financials, Brown noted, and has two commercial spaces in the ground floor, including a home design firm and an empty unit that formerly housed a yoga studio.

Location: It's perched on the corner of Woodpoint and Skillman, amid a mix of other new development and typical vinyl-sided row houses in a quiet area of Williamsburg. It's just three blocks from Cooper Park, with its new tennis courts and other features. It's three blocks from the Graham Avenue L train and near the area's new boutiques as well as older faves, like Fortunato's.

Why put it on your open house calendar? "It's priced very well for a two-bedroom in today's market," Brown said.