

October 22, 2015

3 Apartments With Easy Manhattan Commutes to See This Weekend



MANHATTAN — While all of these apartments are located in outer boroughs, they come with one big perk: a quick and simple commute into Manhattan.

35-25 78th St., #31, Jackson Heights

Two bedrooms/One bath

Co-op

Approximately 1,025 square feet

\$530,000

Maintenance: \$653 a month

Open House: Sunday, Oct. 25, noon-1:30 p.m.

Lowdown: This two-bedroom apartment is in one of Jackson Heights' historic co-op buildings known for their central courtyards.

The building shares a block-long garden with a few other buildings as part of the Hampton Court complex, according to CORE broker Barbara Lombardo.

As for the apartment, there are two true bedrooms, one bathroom and a dedicated living room and dining room.

“The formal dining room is the signature trait of these apartments,” said Lombardo. A wide doorway between the living room and dining room gives the apartment “a light and airy feel,” she added. The current owner, who has lived there about eight years, gut renovated the kitchen and added new cabinets, countertops, a tile backsplash and stainless steel appliances. The bathroom was updated with a new vanity, tiles and fixtures.

That's paired with “beautiful pre-war details,” said Lombardo, including the original wood floors and moldings.

The price of the apartment includes a storage space in the basement. There's also onsite laundry, a live-in super and bike storage. One downside of the historic building, however, is that it's a walkup and this unit is located on the third floor.

Location: This apartment is about a 10-minute walk from one of the largest subway hubs in Queens, the Jackson Heights/Roosevelt Avenue station. From there, you can catch the E, F, M, R and 7 trains. From there, it's about 15 minutes to Midtown, Lombardo said.

The apartment is also a short walk from cafes and shops along 37th Avenue, as well as the neighborhood's “Little India” on 74th Street. The closest park is Travers Park, about one block north of the building.

Why put it on your open house calendar? “For New York City, it's a great value if you like pre-war details and outdoor space,” said Lombardo.

10-63 Jackson Ave., #7G, Long Island City

Two bedrooms/One bath

Approximately 766 square feet

Condo

\$899,000

Common charges: \$709 a month

Taxes: \$59 a month

Open House: Sunday, Oct. 25, 3:00–4:30 p.m.

Lowdown: This condo is in the 41-unit development Ten 63, which opened in Long Island City in 2008. Compass broker Christina Abad said the apartment has “a rare configuration... it's a compact two bedroom with a flexible space.”

An open kitchen looks out onto the living room, which is distinguished by a large floor-to-ceiling window. This window, like the one in the master bedroom, looks out onto the Queensboro Bridge.

“The views are incredible,” said Abad, noting that this apartment is on the top floor of the 8-story building.

The second bedroom, which can fit a full-sized bed, has a south-facing balcony.

The sellers are the original owners of the apartment. They installed a Nest System, which allows you to remotely control the thermostat.

Building amenities include a common roof deck, gym, part-time doorman and theater space. There's parking and storage available for an extra fee.

Location: It's one block to the Vernon Boulevard/Jackson Avenue 7 train station, which is one stop from Grand Central. It's also a few blocks from the 21st Street/Van Alst G train, which takes commuters into Brooklyn. It's located on the main drag for restaurants and bars in the neighborhood, Jackson Avenue, and three blocks from the waterfront and Hunters Point South Park.

Why put it on your open house calendar? "It's a centrally located two-bedroom for less than \$1 million," said Abad, who added, "It's a super-short commute into Manhattan."

230 Ashland Pl., #21B, Fort Greene

Two bedrooms/two baths

Approximately 986 square feet

Condo

\$1.295 million

Common charges: \$883 a month

Taxes: \$45 a month

Open House: Sunday, Oct. 25, noon–1:30 p.m. by appointment

Lowdown: This convertible two bedroom comes from the 30-story Forte condo tower, constructed in 2010.

"The location is unique," said Nest Seekers broker Samuel DeFranceschi, due to its proximity to several neighborhoods like Boerum Hill, Downtown Brooklyn and Prospect Heights.

The floorplan of the apartment is also unique, with a triangular-shaped second bedroom off the living room. There's no wall separating the rooms, so the current owner put up a divider. The second bedroom area, which could fit up to a queen bed and would be "perfect for a murphy bed," according to DeFranceschi.

The owner also added custom lighting in the living room and master bedroom, built out a large custom walk-in closet, and updated the master bathroom with a new vanity and towel warmer. They are willing to sell the apartment furnished, according to DeFranceschi.

The apartment is on the 21st floor and looks out onto the surrounding neighborhood of Fort Greene. From the common roof deck, you get "360 degree views of Brooklyn," said DeFranceschi.

Other amenities include a gym, doorman, and a landscaped plaza space in front of the building.

Location: Besides the proximity to several Brooklyn neighborhoods, this area offers great transportation options. It's about a block from the Nevins Street station, with the 2, 3, 4 and 5 trains, and four blocks from the Fulton Street G train. Two blocks away is the Atlantic Terminal hub, where you can catch the 2, 3, 4, 5, B, Q, D, N, R and Long Island Railroad.

Directly around the building are bars and restaurants on Fulton Street, as well as the Brooklyn Academy of Music, Theater for a New Audience and Mark Morris Dance Center.

Why put it on your open house calendar? "The views from the apartment and the location," said DeFranceschi. "The combination of both is great."