

DOMAINE

SHOPPING, STYLE, & INSPIRATION FOR THE HOME

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10 Amazing Homes Under A Million

Bungalux founder Alex Brunkhorst shares her house-buying tips, and shows us what a million dollars will buy you in the nation's style capitals.

When it comes to real estate, our go-to guru is LA-based agent and founder of our favorite vicarious house-hunting site **Bungalux**, Alex Brunkhorst. We asked Brunkhorst to share some of her wisdom, and use her keen eye to canvas the country for real estate gems that come in at under a million—which, yes, we know, is still a serious chunk of change. She delivered. Read on for her valuable tips, and her expert read on some seriously tempting listings. (We're packing our bags for Savannah.)

Alex's Dos and Don'ts of House Hunting

1. Real estate's like dating: You have to know where you're willing to compromise, and where you're not. I ask my clients to write a list of their three-to-four "must-have" criteria (bedroom count, location) and allow the rest to be fair game for compromise.
2. Don't buy the nicest house on the block. As far as advice goes, this is an oldie but goodie.
3. Do think resale value. If you have to sell your house relatively quickly in the future—because there's a baby on the way, or a job transfer to Ohio in the works—the things you overlooked may be the things that others don't. Some incurable defects that may affect resale: A busy location, split bedrooms, a poor school system, lack of a yard, and rundown houses next-door.
4. Try to bring your harshest critic to see the house before you purchase. That friend of yours who tells you that jeggings aren't for you is also the one who will point out that your daughter could really use a bedroom. Real estate can be emotional, so it's good to bring some objectivity into the mix.
5. Enjoy the process. Someday you'll miss hanging out on Zillow and Trulia for days on end. Promise.

The Listing



ARCHITECTURAL IN ECHO PARK

1874 MORTON AVENUE

Location: Echo Park, Los Angeles, California

Price: \$749,000

Listing type: Single family

Beds/baths: 3/2

Year built: 1905

Bragging rights: Cool location close to Dodger Stadium.

Amazing amenity: Great outdoor entertaining area.

Professional opinion: Silver Lake and Echo Park have been much-buzzed-about for some time, but this neighborhood is only getting hotter.



SUNNY TRADITIONAL NEW JERSEY TUDOR
151 HIGHLAND AVENUE

Location: Montclair, New Jersey

Price: \$995,000

Listing type: Single family

Beds/baths: 3/2

Year built: 1927

Bragging rights: Radiant heat in a marble bath is today's ultimate luxury.

Amazing amenity: City views without city prices.

Professional opinion: The 'burbs get a bad rap, but I like this one because there's something very *Revolutionary Road* about it—in a not-depressing way, of course.



LOFT LIVING IN TRIBECA

93 WORTH STREET

Location: Tribeca, New York City, New York

Price: \$800,000

Listing type: Condo

Beds/baths: 0/1

Year built: 1924

Bragging rights: Tribeca, Tribeca, Tribeca. Enough said.

Amazing amenity: The location.

Professional opinion: Okay, so maybe it's a little small. Though with Downtown at your doorstep, who wants to be indoors anyways?



BROWNSTONE ON THE UPPER WEST SIDE

204 WEST 78TH STREET, 3A

Location: Upper West Side, New York City, New York

Price: \$750,000

Listing type: Co-op

Beds/baths: 2/1

Year built: 1910

Bragging rights: Close to Central Park.

Amazing amenity: The exposed brick walls.

Professional opinion: Manhattan brownstone prices are stratospheric, but this listing allows you to own part of a brownstone without the \$10 million price tag.



TONY AND TRADITIONAL IN DALLAS

4402 RAWLINS STREET

Location: Dallas, Texas

Price: \$719,000

Listing type: Single family

Beds/baths: 4/2

Year built: 1927

Bragging rights: Modern living that doesn't compromise the historic feel.

Amazing amenity: Gorgeous flooring throughout.

Professional opinion: I know I'm supposed to love over-the-top in Dallas, but I still like things understated and this one reads very east coast to me.



TUDOR REVIVAL BRICK MANSE IN SAVANNAH

2909 ABERCORN STREET

Location: Savannah, Georgia

Price: \$995,000

Listing type: Single family

Beds/baths: 5/4

Year built: 1937

Bragging rights: Prominent location in Ardsley Park/Chatham Crescent Historic District.

Amazing amenity: Clubroom with rooftop garden.

Professional opinion: Savannah is one of my favorite spots for house voyeurism. The real estate there is to-die-for, and this one's no exception.



TURN-OF-THE-CENTURY PASADENA CRAFTSMAN BUNGALOW

810 NORTH MICHIGAN AVENUE

Location: Pasadena, California

Price: \$795,000

Listing type: Single family

Beds/baths: 3/2

Year built: 1907

Bragging rights: Vintage classic with a basement—a rarity.

Amazing amenity: Updated bath with freestanding tub.

Professional opinion: Pasadena is a bastion for exceptional homes, from Craftsman bungalows to Spanish mansions, it has some of the best examples of architecture around.



ITALIANATE VICTORIAN IN SAN FRANCISCO
1235 GUERRERO STREET

Location: Noe Valley, San Francisco, California

Price: \$899,000

Listing type: Condo

Beds/baths: 3/2

Year built: 1900

Bragging rights: Walking distance to atmospheric restaurants including Foreign Cinema, a must for visitors to SF.

Amazing amenity: Exquisite woodwork throughout.

Professional opinion: So very San Francisco: it reminds me of a dollhouse. And while Noe Valley sometimes gets overlooked in favor of Pacific Heights and other SF 'hoods, it's an awesome area.



STATE-OF-THE-ART BOSTONIAN BROWNSTONE
19 ALBEMARLE STREET #1

Location: Boston, Massachusetts

Price: \$995,000

Listing type: Duplex

Beds/baths: 2/2

Year built: 1891

Bragging rights: Tree-lined street on the border of the Back Bay and the South End.

Amazing amenity: Poggenpohl cabinets.

Professional opinion: I adore this. If it were in Los Angeles or San Francisco I'd scoop it up. *So much* charm.



WATER'S-EDGE HIGH-RISE IN SEATTLE
2000 1ST AVENUE #1204

Location: Seattle, Washington

Price: \$975,000

Listing type: Condo

Beds/baths: 2/2

Year built: 1994

Bragging rights: Views of the mountains and Puget Sound and walking distance to Pike Market Place.

Amazing amenity: 24-hour concierge.

Professional opinion: Calling all bachelors with taste: we've found your love nest.