

The New York Times

HOMES FOR SALE IN MANHATTAN AND QUEENS

This week's properties are in South Harlem, Washington Heights and Middle Village.

SEPTEMBER 7, 2023 | BY HEATHER SENISON



Elizabeth Leidel for CORE

MANHATTAN | 2280 FREDERICK DOUGLASS BOULEVARD, NO. PHE

South Harlem Penthouse | \$1.649 million

A two-bedroom, two-bath, approximately 1,317-square-foot condo with wide-plank oak floors, large windows, a kitchen with a vented range, an en suite primary bedroom with a walk-in closet, a vented washer/dryer, central air-conditioning, and an 870-square-foot private roof deck with a water hookup, gas grill and wood-burning fireplace, on the top floor of a 12-story doorman building with a porter, live-in superintendent, shared roof deck, second-floor terrace, children's play area and bike racks. Jennifer Corcoran, Elizabeth Knee and Sargis Mosyan, CORE, 732-682-7871; corenyc.com

COSTS

Common charges: \$1,478 a month

Taxes: \$13 a month in abated taxes

PROS

Both bedrooms can accommodate king-size beds. The roof has elevator access. The tax abatement runs until June 2035.

CONS

Both bathrooms need updates and neither has windows. The sunny roof deck could use an awning for shade. The building has no extra storage.



Coldwell Banker Warburg

MANHATTAN | 930 ST. NICHOLAS AVE., NO. 2

Washington Heights Co-op | \$599,000

A two-bedroom, one-bath, roughly 778-square-foot apartment with an open kitchen-dining-living area, a wine fridge, a primary bedroom with an open wardrobe, a windowed bathroom with a soaking tub, a second bedroom with Murphy bunk beds and a washer/dryer, on the second floor of a six-story prewar building with a superintendent, a bike room, basement storage cases, a shared garden and shared laundry. Samantha Rose Frith, Coldwell Banker Warburg, 646-706-3794; cbwarburg.com

COSTS

Maintenance: \$993 a month

Temporary assessment: \$39.33 a month until December 2026 (for a facade inspection and a retaining wall replacement).

PROS

The apartment has good closets, and basement storage cases cost \$50 a month.

CONS

The bedrooms are small and cannot accommodate king-size beds.



Nikola Strbac | The Real Estate Production Network

QUEENS | 61-67 77TH PLACE

Middle Village Townhouse | \$1,988,800

A four-bedroom, two-full-and-two-half-bath, roughly 2,930-square-foot attached brick house that has radiant-heat marble entryway floors, a living room with a wet bar, a formal dining room, an en suite primary bedroom with radiant-heat bathroom floors and a walk-in closet, a second-floor laundry room, a finished basement with a wet bar, several skylights, zoned gas heat, central air-conditioning, dual one-car garages, a rear terrace and a small garden, on a double lot. Devin Kogel and Christopher Daish, Corcoran Group, 516-523-4621; corcoran.com

COSTS

Taxes: \$11,415 a year

PROS

This large home was made by combining adjacent townhouses. It has ample off-street parking.

CONS

The kitchen is dated and closed off from the rest of the house. The primary bathroom is also old and doesn't have a tub. Some areas are carpeted, which may not suit everyone's taste.