

May 11, 2023  
The New York Times

# The New York Times

## Homes for Sale in Manhattan and Brooklyn

*This week's properties are on the Upper West Side, in the Financial district and in Crown Heights.*

By **Heather Senison**

**569.4M** Unique Monthly Visitors



MANHATTAN | 393 WEST END AVENUE, NO. 3H  
**Upper West Side Condo**

**\$1.63 million**

A one-bedroom, one-and-a-half-bath, 995-square-foot apartment with white oak chevron floors, an open living and dining area, a bedroom with a walk-in closet and en suite bath with a double vanity and heated floors, ample closet space, a washer/dryer, a smart thermostat and central air-conditioning, on the third floor of a 16-story 1927 doorman building with a resident's manager, porter, handyman, lounge, garden, gym, children's playroom, game room, pet spa,

remote work spaces, laundry and bike rooms, additional storage and a courtyard. Louise Phillips Forbes, Brown Harris Stevens, 917-846-8640; [bhsusa.com](http://bhsusa.com)

### **COSTS**

Common charges: \$1,258 a month

Taxes: \$1,241 a month

### **PROS**

The design and finishes from the building's full restoration give this prewar apartment a modern and bright look.

### **CONS**

The monthly fees and taxes are steep. Additional storage units cost \$40,000 to \$80,000 each.



Donna Dohan, via SERHANT/New Development



**MANHATTAN | 77 GREENWICH STREET, NO. 21C**  
**Financial District Condo**

**\$2.495 million**

A two-bedroom, two-and-a-half-bath, 1,328-square-foot apartment that has a kitchen with marble countertops and an island with a wine fridge, a primary bedroom with two walk-in closets

and an en suite bath with heated marble floors, a second en suite bedroom, 11-foot ceilings, zoned electric heat, central air-conditioning and a washer dryer, on the 21st floor of Jolie, a 42-story doorman building with a lounge, two-story gym, catering kitchen, game room, children's playroom, dog run, bike room, storage, concierge and roof deck. Brian Chan, Marzena Wawrzaszek and Kelly Klingman, SERHANT, 347-543-5039; [serhant.com](http://serhant.com)

### **COSTS**

Common charges: \$1,421 a month

Taxes: \$1,698 a month

### **PROS**

The building's Cloud Club 77 offers more than 10,000 square feet of indoor and outdoor amenities across multiple floors.

### **CONS**

The taxes are high, as are the monthly fees, though they cover the amenities. Storage units cost \$37,000.



Russ Ross for The Corcoran Group



**BROOKLYN | 425 LINCOLN PLACE, NO. 3R**  
**Crown Heights Co-op**

**\$749,000**

A one-bedroom, one-bath, roughly 720-square-foot co-op with an open kitchen and living area, built-in cabinets, entry and linen closets, a bedroom with two closets, a vented washer/dryer, complimentary basement storage and a roof deck, on the top floor of a three-story building with a bike room and a video intercom. Nathalie Roy, Charlie Pigott and Yvonne Gutierrez, Corcoran Group, 718-501-8763; corcoran.com

**COSTS**

Common charges: \$592 a month

**PROS**

It's leafy and quiet outside the bedroom, which is in the rear of the apartment. The monthly maintenance is low. Private roof access is a nice perk.

**CONS**

It could be a difficult space to cool in the summer as it's on the top floor and requires window units.

*Given the fast pace of the current market, some properties may no longer be available at the time of publication.*

<https://www.nytimes.com/2023/05/11/realestate/homes-for-sale-in-manhattan-and-brooklyn.html>