



## Troy Towers Apt. 1110

**1BR/1Bath**

380 Mountain Rd., Union City, NJ

**For Sale**

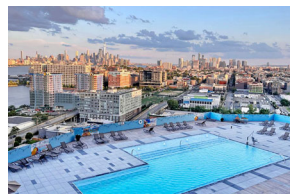
**Gorgeous Unit, Stunning NYC View!**

Gorgeous Unit, Stunning NYC View! This bright, beautiful unit has a wall of windows directly facing the entire Manhattan skyline and Hudson River, from its clifftop vantage point in lovely Troy Towers. The apartment is completely and tastefully redesigned, with easy-care, bright wood-grain porcelain plank tile floors throughout. Large, open style kitchen has sophisticated black granite counters, breakfast bar with bonus lower cabinet space, imported glass pendant lights and warm maple wood cabinets. Stainless appliances including extra tall counter depth refrigerator, Bosch dishwasher, and Frigidaire Professional electric smooth top range and microwave.

Soothing and practical recessed lighting has been strategically placed throughout; living room has color-customizable lighting and surround sound wiring ready-to-go. Both living room and bedroom have been soundproofed for quiet enjoyment and restful slumber; brand-new IceAir HVAC units have been installed with convenient wall-mounted thermostats. Sun a little too bright? No problem! Remote-controlled solar shades keep your magnificent view forever in sight, while helping to keep the apartment cool. All porcelain tiled bathroom has been enlarged to accommodate an ample sized vanity, and features a practical bathtub with glass enclosed shower and Porcelanosa rain shower system and commode. Each room has been custom-wired with sparkling modern crystal chandeliers; move right in to this picture-perfect home!



**Troy Towers** is a pet-friendly luxury hi-rise coop featuring on-site garage parking, outdoor pool, 24-hour security and concierge, gym, Amazon hub, valet service, and laundry on every floor. One of the most sought-after buildings on the Palisades, Troy Towers has newly-renovated hallways throughout and a stunning new architect-designed outdoor pool area being completed for the 2024 season. This hot "West Hoboken" building is pet-friendly and features 24-hour security and concierge, gym, Amazon hub, dry cleaning pickup service, and laundry on every floor. On-site garage parking is readily available at \$165/mo. bike storage for \$120/year and fitness center is just \$240/year. Maintenance includes real estate taxes, high-speed Internet, cable TV service including HBO and Showtime, and all utilities - central air, heat, water, and electricity. NYC buses and free PATH shuttles leave from the front door during rush hour; five-minute drive to the Lincoln Tunnel, Hoboken, and waterfront restaurants. Parks and shopping are nearby including Whole Foods, Trader Joe's, Lidl, Aldi, Shop-Rite, Walgreens and more. Located in an area once known as West Hoboken, this in-demand, highly owner-occupied building is the "best-kept secret on the Hudson." (Note: Initial purchases must be owner-occupied for a minimum of two years.)  
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**Asking price: \$389,000**

**Monthly Coop Maintenance**

**Cost Breakdown:**

Association Fees:	\$654
Real Estate Taxes:	\$439
Utilities:	\$163
Capital Reserve Fund:	\$109
Internet & Cable TV:	\$75
<b>Total:</b>	<b>\$1,441</b>

# of shares allocated to unit: 362

*(Maintenance costs may be up to 30% tax-deductible; please consult with your tax advisor)*

**Sample Purchase Scenarios**

	<b>with 80% Financing:</b>	<b>All Cash Purchase</b>
	<b>@6.0%*</b>	
<i>*Recent rate estimate, 30-year Fixed:</i>		
Minimum 20% Down payment:	\$77,800	\$389,000
Loan amount:	\$311,200	\$0
*Est. monthly loan payment:	\$1,866	\$0
Monthly coop maintenance:	\$1,441	\$1,441
*Est. required homeowners' insurance:	\$50	\$50
<b>Net monthly cost:</b>	<b>\$3,357</b>	<b>\$1,491</b>
<i>With \$165/Mo. Optional Parking (1 car):</i>	<b>\$3,522</b>	<b>\$1,641</b>
<i>*Est. closing costs:</i>	\$5,962	\$2,850
<i>**Est. minimum income requirement:</i>	\$153,000	\$74,000
<i>Est. liquid assets required after closing:</i>	\$43,000	\$21,000

\*Rough estimates only! Please check with your professional lending advisors for latest quotes and options.  
\*\*Minimum income and asset requirements reflect general Troy Towers admission guidelines, assume you have no other debt, and may be affected by larger down payment or your total financial profile. Please contact Hudson View Realty for more info.



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