



Troy Towers Apt. 1314

1BR/1Bath

380 Mountain Rd., Union City, NJ

For Sale

UNIQUE 1-BEDROOM WITH LOW MAINTENANCE - Perfect pied-a-terre or starter apartment!

Come here often? Forget sky-rocketing hotel expenses and check-in hassles; this charming one-bedroom suite is quiet, sun-flooded and efficient, with large private bedroom, loads of closet space, full-size renovated kitchen with cheerful and bright white cabinets and appliances, granite and butcher block counters, and separate study/lounging area. The unit features brand-new a/c/heater units, updated bathroom, natural wood and tile floors throughout with quiet, cozy carpeted bedroom, and wide-open southern exposure with blue-sky views overlooking Hoboken, downtown Jersey City and New York Harbor. Private WiFi service, cable TV with HBO/Max and Showtime, plus ALL utilities are included in the lowest 1-bedroom maintenance fee in the building! This is a unique opportunity in fabulous Troy Towers, ideal for first-time buyers or second home for quick, easy hops into the City. It's ready to move right in! Furnishings can be included with purchase.



Troy Towers is a pet-friendly, luxury high-rise coop, one of the most sought-after buildings on the Palisades with unparalleled world-class NYC skyline views. This hot "West Hoboken" location is well-maintained, and features 24-hour concierge and security, newly-renovated hallways throughout, and a stunning new architect-designed outdoor pool with new amenities planned and budgeted for further construction during the 2025-2026 seasons. The building enjoys high owner occupancy and delivers great value, with on-site garage parking readily available for \$165/mo., fitness center membership just \$240/year, and bike storage for \$120/year. Maintenance fees include real estate taxes, private Internet, premium TV service with HBO/Max and Showtime, plus ALL utilities - central air, heat, water, and electricity. Amenities include on-site Amazon hub, dry-cleaning pickup service, and laundry on every floor. NYC rush hour buses and free morning PATH shuttles leave from the front door on weekdays, while a five-minute drive gets you 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. 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. Troy Towers allows one dog per apartment.)

(Please note, square footage quotes are not provided by the building, so estimated quotes for similar units may be inconsistent or inaccurate. Please request original floor plans for comparison.)



Asking price: \$249,000

Monthly Coop Maintenance

Cost Breakdown:

Association Fees::	\$458
Real Estate Taxes:	\$361
Utilities:	\$147
Capital Reserve Fund:	\$80
Internet & Cable TV:	\$79
Total:	\$1,124

of shares allocated to unit: 264

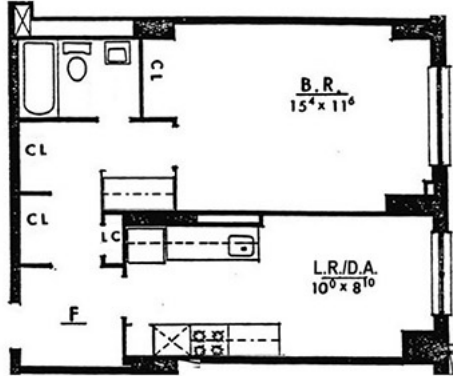
(Maintenance costs may be up to 30% tax-deductible; please consult with your tax advisor)

Sample Purchase Scenarios

	with 80% Financing:	All Cash Purchase
<i>*Recent rate estimate, 30-year Fixed:</i>	@6.75%*	
Minimum 20% Down payment:	\$49,800	\$249,000
Loan amount:	\$199,200	\$0
*Est. monthly loan payment:	\$1,292	\$0
Monthly coop maintenance:	\$1,124	\$1,124
*Est. required homeowners' insurance:	\$50	\$50
Net monthly cost:	\$2,466	\$1,174
With \$165/Mo. Optional Parking (1 car):	\$2,631	\$1,324
*Est. closing costs::	\$4,842	\$2,850
**Est. minimum income requirement:	\$115,000	\$59,000
Est. liquid assets required after closing:	\$32,000	\$15,500

*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.



(All room dimensions are approximate!)



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