

Troy Towers Apt. 204 2BR/2Bath

380 Mountain Rd., Union City, NJ

For Sale

Stunning unit, fabulous NYC view!

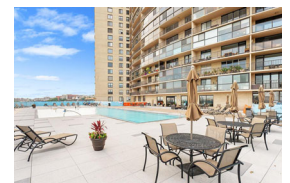
Open the door to your spacious new home; reward yourself and electrify your guests with a jaw-dropping panorama of the magnificent New York City skyline! From fiery sunset-lit Hudson Yards skyscrapers to the soothing magic of Manhattan twilight, the City is yours – from uptown Manhattan straight down to the Freedom Tower and NY Harbor beyond. Enjoy it all through a 26-foot wall of floor-to-ceiling windows in this loft-like, open concept home with vast living room and separate dining room area. A chic, wide-open architect-designed kitchen plays upon geometric angles and shapes, with handy hidden circular cabinet at its entry, built-in glass curio shelving, twin circular stainless sinks, generous stainless steel counters, double stainless oven, dishwasher and minimalist custom cooktops with two new induction burners and two traditional electric burners, perfect for slow cooking or favorite traditional cookware. Endless mirror-like lacquer cabinets are nicely contrasted by elegant travertine tile floors throughout the entire living area.

This unit features two upgraded bathrooms, seven closets, custom lighting, and built-in 48" TV with included home stereo surround speakers and hidden wiring. The second bedroom has been enlarged for greater diversity, and the primary bedroom suite is the largest in Troy Towers, with separate dressing area and 8-ft. by 4-ft. walk-in closet. Southern sunlight brightens your day throughout this coveted "04-line" corner unit, the largest 2-bedroom, 2-bath floor plan in Troy Towers.



Maintenance includes real estate taxes, high-speed Internet, cable TV service including HBO and Showtime, and ALL utilities - central air, heat, water, and electricity. This pet-friendly "West Hoboken" luxury coop has on-site garage parking, readily available at \$165/mo., bike storage for \$120/year and fitness center membership is just \$240/year. You'll find an Amazon hub, dry cleaning pickup service, laundry on every floor, and weekday rush hour buses to NYC and free morning PATH shuttles leaving from the front door. A 5-minute drive gets you to the Lincoln Tunnel, Hoboken, and waterfront restaurants. Parks and shopping are plentiful and nearby, many within walking distance.

Troy Towers is a well-built, well-maintained vintage hi-rise with an "assessment-averse" reputation, the best value and best world class NYC views on the Hudson. The building is undergoing budgeted upgrades of the elevators, lobby, and pool area with proposed build-out beneath to create exciting new building amenities in the coming years. (Note: Initial purchases must be owner-occupied for a minimum of two years. 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 comparisons.)
(Note: Initial purchases must be owner-occupied for a minimum of two years.)



Asking price: \$589,900

Monthly Coop Maintenance

Cost Breakdown:

Association Fees::	\$1,005
Real Estate Taxes:	\$675
Utilities:	\$251
Capital Reserve Fund:	\$168
Internet & Cable TV:	\$75
Total:	\$2,173

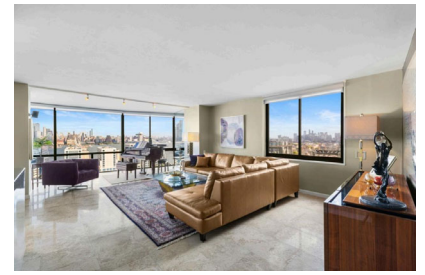
of shares allocated to unit: 556

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

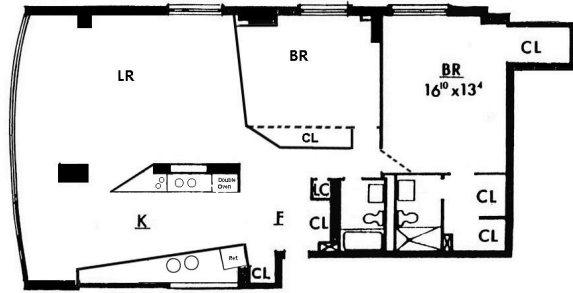
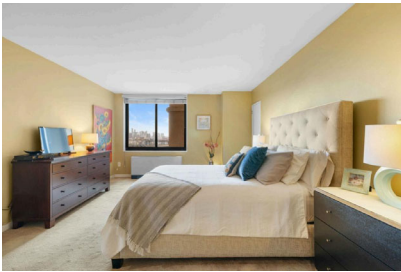
Sample Purchase Scenarios

	with 80% Financing:	All Cash Purchase
Recent rate estimate, 30-year Fixed:	@6.5%	
Minimum 20% Down payment:	\$117,980	\$589,900
Loan amount:	\$471,920	\$0
*Est. monthly loan payment:	\$2,983	\$0
Monthly coop maintenance:	\$2,173	\$2,173
*Est. required homeowners' insurance:	\$75	\$75
Net monthly cost:	\$5,231	\$2,248
With \$165/Mo. Optional Parking (1 car):	\$5,396	\$2,398
*Est. closing costs::	\$7,569	\$2,850
**Est. minimum income requirement:	\$233,000	\$109,000
Est. liquid assets required after closing:	\$65,500	\$30,500

*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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Troy Towers is a pet-friendly luxury coop featuring on-site garage parking, outdoor pool, 24-hour security and concierge, gym, Amazon hub, dry-cleaning pickup service, and laundry on every floor. This hot "West Hoboken" hi-rise is one of the most sought-after buildings on the Palisades, with newly-renovated hallways throughout and a stunning new architect-designed outdoor pool with enhancements being completed for the 2025 season. The building is well-maintained and a great value, with on-site garage parking readily available for \$165/mo. and fitness center membership just \$240/year. Maintenance includes real estate taxes, Internet and cable TV service with HBO and Showtime, and ALL utilities - central air, heat, water, and electricity. NYC rush hour buses and free weekday morning PATH shuttles leave from the front door; 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. 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.)

Contact: Paula Brown, (201) 866-6500 paula@hudsonviewrealty.com



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