



For Rent

Troy Towers Apt. 1015

1BR/1Bath

380 Mountain Rd., Union City, NJ

Beautiful, sunny, huge unit!

The largest 1-bedroom layout in Troy Towers, this unit is bright, beautiful, and sun-flooded with all-day southwestern light and spectacular sunsets. Gleaming porcelain tile floors reflect throughout, with a wrap-around layout and floor-to-ceiling windows overlooking Palisades greenery, open sky, and sparkling urban lights. The giant cook's kitchen has lavish U-shaped counter space with breakfast bar, rich cherry wood cabinets, and stainless appliances. Elegant double-layer draperies allow you to let the sun stream in, filter gracefully or dim the room for TV or napping. A private work alcove, generous bedroom, and loads of closet space complete the package.

Transportation is easy from this hot "West Hoboken" location with NY/Port Authority buses at front door during rush hour and free morning shuttles to Hoboken PATH station. Building has 24/7 concierge and security, garage parking available for \$150/month and fitness center for \$240/year. Weekday dry cleaning pickup/drop-off service available from front desk, laundry room on every floor. Amazon Hub located on lobby level. Hallways are newly renovated entire pool area has been completely renovated with further upgrades and amenities being added for 2024. (Note, this is a smoke-free apartment.)



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. Hallway renovations are being completed in 2023, and outdoor pool area is being fully redesigned and renovated with enlarged deck, modern new railings, fresh landscaping and exciting new amenities. Garage parking is readily available at \$150/mo. Rent includes 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."

[See Troy Towers fact sheet](#)

Rent: \$2800/mo. (Includes ALL utilities, high-speed Internet and cable TV with HBO/Showtime. Optional on-site parking available at \$150/mo. extra.

Utilities include electric, heat, water, central AC, use of seasonal swimming pool! TV service includes 2 converter boxes and premium service is upgradable.)

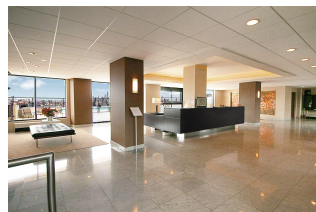
Available now! (allow approx. 2 weeks for application process)

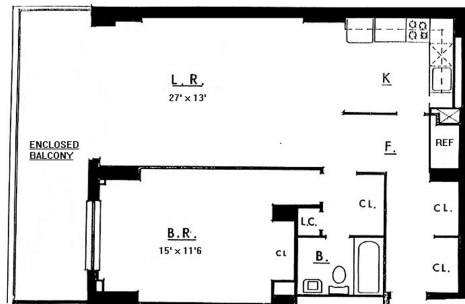
[See attached Summary of Costs & Fees](#)

IMPORTANT, PLEASE NOTE:

~ Troy Towers is not a rental building; it is a coop. ~ All rentals are subject to coop board application, approval, and online interview prior to lease start date. ~ Please allow up to 2 weeks' lead time; ask for more information.
Leases are for minimum one year; no short-term.

~ Please read [application instructions](#) for more information, timetable and requirements. Thank you!





All room dimensions are approximate!



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



www.HudsonViewRealty.com

The above information and offerings, while deemed from reliable sources, are subject to errors, omissions, prior sale, rental, change of terms, or withdrawal without notice. Neither broker nor owners make any representation as to the accuracy hereof. © 2002-2021 Hudson View Realty, LLC

You can find this web page via the following additional keywords: NY view, New York view, NYC view, Manhattan view, skyline view, NYC skyline view, river view, panoramic views, Union City, Hoboken vicinity, Weehawken area, West New York area, Hudson County, high-rise, doorman, elevator, pool, laundry, parking garage, AC, near Lincoln Tunnel, easy New York commute



LEASE ACCOUNTING/COSTS & FEES

As of: November 3, 2023

This is to acknowledge funds transacted in connection with rental of the following property:

Property address:	380 Mountain Rd., Union City, NJ	Apt. #	1015
Landlord:			1BR/1Bth
Tenant's Name:		Base Rent:	\$2,800.00
Lease start date:		Utilities, Internet & Cable TV :	(incl).
Lease end date:		Total Monthly Rent:	\$2,800.00
Total rent:	\$33,600.00	Optional parking:	\$150.00
First month installment:	\$2,800.00	(Total with optional parking):	\$2,950.00
<i>(Est. min. income requirement:) \$92,400.00</i>			

FUNDS DUE FROM TENANT:			
<i>(Amounts below in blue/bold MUST be submitted in form of bank check, money order, wire transfer, or cash only! Refundable until lease is signed, or if board fails to approve sublease).</i>			
Fee:	Amount:	Payable to:	When due:
First month's rent:	\$2,800.00	Hudson View Realty Escrow Account	With Application
Broker fee:**	\$2,800.00	Hudson View Realty Escrow Account	With Application
Security deposit:	\$4,200.00	Hudson View Realty Escrow Account	With Application
First month parking (if applicable):	\$150.00	Landlord	With Application
Sub-Total, Hold Deposit:		\$9,950.00	
<i>(Amounts below may be paid by personal check or cash)</i>			
HVR Credit check fee (if applicable: \$35 per person):		Hudson View Realty	With Application
Coop Application Fee (Paid by Landlord!) (\$300 + \$75 per person background check):	\$0.00	HTTAC (Hudson Troy Towers Apt. Corp.) <i>(non-refundable)</i>	Upon submission to coop Board
TOTAL AMOUNT DUE VIA HUDSON VIEW REALTY:	\$9,950.00		
Funds received (Escrow):	_____	By: _____	Date: _____
Funds received (Other):	_____	By: _____	Date: _____
Total Amount received:	\$0.00		
BALANCE DUE:	\$9,950.00		
ADDITIONAL AMOUNTS PAYABLE DIRECTLY TO TROY TOWERS (non-refundable):			
Fee:	Amount:	Payable to:	When due:
\$500 Move-In/Move-out Fee :	\$500.00	HTTAC (Hudson Troy Towers Apt. Corp.)	Prior to move-in
Move-in/Move-out Fee (Paid by Landlord!)	-\$500.00		
Electronic bldg. key (per person):	\$35.00	HTTAC (Hudson Troy Towers Apt. Corp.)	Prior to move-in
Grand Total Move-in Costs:		\$9,985.00	

Financial Terms accepted by Tenant: _____ **Date:** _____

IMPORTANT NOTE: LEASE MUST BE SIGNED AND RETURNED TO BROKER WITHIN 24 HOURS OF RECEIPT (Subject to 3-day attorney review)

****Note:** Broker fee and rent deposited are not refundable after Coop Board has approved Lease.

The above information and offerings, while deemed from reliable sources, are subject to errors, omissions, prior sale, rental, change of terms, or withdrawal without notice. Neither broker nor owners make any representation as to the accuracy hereof.