



For Sale

Troy Towers Apt. 103

2BR/2Bath

380 Mountain Rd., Union City, NJ

Brand-new unit, direct NYC view, hidden treasure!
FREE MAINTENANCE through December, 2021!

Here's the Troy Towers home you've been waiting for - a one-time opportunity to own a brand-new 2-bedroom, 2-bath unit with the lowest maintenance fee of any other 2-bedroom in Troy Towers! This well-run coop has it all - convenience, amenities, a quick hop to the City - and this newly-constructed showcase unit is crisp, clean, and ready for you to move right in. You'll dine each night with the splendor of Hudson Yards at sunset, perfectly framed in your postcard view of the ever-evolving Manhattan skyline. Charm your friends while you capture the culinary arts in your extra-bright, extra-large eat-in kitchen, or show off your uptown river views while trading stories in your comfy living room. Guide your guests to their private room and convenient bath, and put the day to rest in your own cozy master bedroom sanctuary with large en suite bath and roomy closet.

This charming unit has plenty of storage space and smart, easy-care wood-grain porcelain tile flooring throughout. Fully ADA compliant, this home is conveniently situated in a private corner of the lobby level with easy-access and super convenience for anyone who enjoys streamlined living in a full-service building. *Act now to get **free maintenance through end of 2021**; make it yours!*



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, available bike storage, valet service, and laundry on every floor. 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. Minutes to Hoboken and waterfront restaurants, Whole Foods, Trader Joe's, nearby parks and other popular shopping areas. 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.*)

Asking price: \$435,000

Monthly Coop Maintenance

Cost Breakdown:

Association Fees:	\$787
Real Estate Taxes:	\$561
Utilities:	\$212
Capital Reserve Fund:	\$111
Internet & Cable TV:	\$69
Total:	\$1,740

of shares allocated to unit: 493

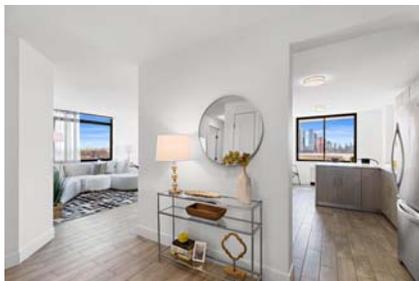
(Maintenance costs may be up to 35% tax-deductible;
please consult with your tax advisor)

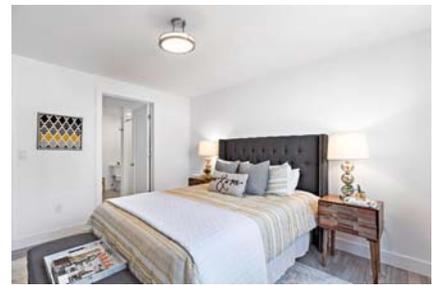
Sample Purchase Scenarios

	with 80% Financing:	All Cash Purchase
Recent rate estimate, 30-year Fixed:	@3.0%	
Minimum 20% Down payment:	\$87,000	\$435,000
Loan amount:	\$348,200	\$0
*Est. monthly loan payment:	\$1,649	\$0
Monthly coop maintenance:	\$1,467	\$1,740
*Est. required homeowners' insurance:	\$100	\$100
Net monthly cost:	\$3,307	\$1,840
With \$150/Mo. Optional Parking (1 car):	\$3,457	\$1,990
*Est. closing costs:	\$6,330	\$2,850
**Est. minimum income requirement:	\$150,000	\$90,000
Est. liquid assets required after closing:	\$42,000	\$25,500

*Rough estimates only! Please check with your professional 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 DIMENSIONS AND REPRESENTATIONS ARE APPROXIMATE.
 (All room dimensions are approximate!)



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See photo slide show and 3D tour!
 (Take a snapshot here) >>



www.HudsonViewRealty.com

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