



# For Sale

## Troy Towers Apt. 104

**2BR/2Bath**

380 Mountain Rd., Union City, NJ

**Brand-new unit, direct NYC view, spacious and sunny! FREE MAINTENANCE through December, 2021!**

Special opportunity! Enjoy the convenience, amenities, and community spirit of friendly Troy Towers, along with the thrill of making this spanking-new home yours alone - all with uniquely low maintenance fee and price that makes this new 2-bed-room, 2-bath residence in Troy Towers especially affordable. Graced with dramatic skyline dawns and flooded with sunny southern light, this cheery home will entertain you daily with the magic of Manhattan skyscrapers peeking out from flaming sunrise and hypnotizing you at twinkling twilight. In-between awe, you'll be inspired to put your chef's hat on and show off your skills to appreciative guests in your bright, extra-large kitchen.

Serene grey-toned porcelain "wood" floors will make you smile as you saunter past your sunny guest room and crisp white full bath; then enter your spacious master bedroom suite with big walk-in closet and extra-large, hotel-size bath. This unit is fully ADA compliant and conveniently situated on the lobby level, down a private corridor away from all the front-door action. (Ask about options to enlarge the master bedroom!) **Act now to get free maintenance through end of 2021!**



**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, 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.)*

**Asking price: \$448,000**

**Monthly Coop Maintenance**

**Cost Breakdown:**

Association Fees::	\$826
Real Estate Taxes:	\$588
Utilities:	\$223
Capital Reserve Fund:	\$116
Internet & Cable TV:	\$69
<b>Total:</b>	<b>\$1,821</b>

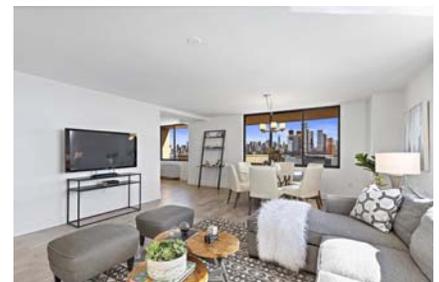
# of shares allocated to unit: 517

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

**Sample Purchase Scenarios**

	<b>with 80% Financing:</b>	<b>All Cash Purchase</b>
<i>*Recent rate estimate, 30-year Fixed:</i>	@3.0%*	
Minimum 20% Down payment:	\$89,600	\$448,000
Loan amount:	\$358,400	\$0
*Est. monthly loan payment:	\$1,511	\$0
Monthly coop maintenance:	\$1,821	\$1,821
*Est. required homeowners' insurance:	\$100	\$100
<b>Net monthly cost:</b>	<b>\$3,432</b>	<b>\$1,921</b>
<i>With \$150/Mo. Optional Parking (1 car):</i>	<b>\$3,582</b>	<b>\$2,071</b>
*Est. closing costs::	\$6,434	\$2,850
**Est. minimum income requirement:	\$156,000	\$94,000
<i>Est. liquid assets required after closing:</i>	\$43,500	\$26,000

**\*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 room dimensions are approximate!)



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