



**HUDSON VIEW REALTY**  
Licensed Real Estate Broker

1801 Manhattan Avenue  
Union City, NJ 07087  
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**For Sale**

## Troy Towers Apt. 115 Studio

380 Mountain Rd., Union City, NJ

### Unique Modern Deluxe Studio!!

Amazing NYC River View. Bright, Airy, Updated & Artsy. This is the perfect pied-a-terre or starter apartment; works equally well as a primary residence, personal arts studio, or enjoyed occasionally for bi-coastal travel as a more comfortable, less expensive alternative to a hotel room, with very low maintenance and minimal upkeep. Cut out long commute times and spend more time enjoying NYC, Jersey City, Hoboken, everywhere you want to go! Union City's BEST kept secret! Great location, affordability, and convenience in Union City's most desirable neighborhood, with easy transit options.

Apartment features artesian custom veneered front door, floor-to ceiling slatted shaker cabinets, six closets, coat closet & linen closet. Kitchen boasts ample storage, all new stainless steel appliances, glass tile back splash, efficient glass stovetop & butcher block counter. Bathroom highlights modern all glass frameless spa shower, bright stainless steel chrome fixtures including Spa Rain Waterfall shower adding luxury & sparkle! Extras: Modern ceiling fan w/ mood lighting, Built-in bookcase, on site organic herb gardens & roaming security. This smart space will be your game changer! Cat & Dog Friendly.



**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 and personal 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 ferry and PATH shuttles leave from the front door during rush hour; five-minute drive to the Lincoln Tunnel. 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: \$175,000**

### Monthly Coop Maintenance

#### Cost Breakdown:

Association Fees::	\$319
Real Estate Taxes:	\$227
Utilities:	\$86
Capital Replacement:	\$45
Cable TV contract:	\$69
<b>Total:</b>	<b>\$747</b>

# of shares allocated to unit: 200

(Maintenance costs are approx.  
34% tax-deductible)

### Sample Purchase Scenarios

	with 80% Financing: @3.0%*	All Cash Purchase
*Recent rate estimate, 30-year Fixed:		
Minimum 20% Down payment:	\$35,000	\$175,000
Loan amount:	\$140,000	\$0
*Est. monthly loan payment:	\$590	\$0
Monthly coop maintenance:	\$747	\$747
*Est. required homeowners' insurance:	\$50	\$50
<b>Net monthly cost:</b>	<b>\$1,387</b>	<b>\$797</b>
With \$150/Mo. Optional Parking (1 car):	<b>\$1,537</b>	<b>\$947</b>
*Est. closing costs::	\$4,250	\$2,850
**Est. minimum income requirement:	\$68,000	\$42,000
Est. liquid assets required after closing:	\$19,000	\$12,000

\*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.



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[www.HudsonViewRealty.com](http://www.HudsonViewRealty.com)

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