



For Sale

Troy Towers Apt. 210 1BR/1Bath

380 Mountain Rd., Union City, NJ

Direct NYC skyline view, huge terrace!

This lovely apartment's 28-foot terrace overlooking pool and patio, with the iconic New York City skyline as constant backdrop, never fails to mesmerize! You'll feel gratefully grounded while taking in the breathtaking panorama from 20 stories above the Hudson River, from Hudson Yards to Hudson Harbor, from dramatic dawns to twinkling twilight and late-night city glitter. Enjoy it all 12 months a year through your giant double-pane picture window showcase.

An extra-bright and airy living area features beautiful hardwood floors and open kitchen layout, with stainless appliances, ceiling fan, wood cabinets, corner sink and granite breakfast bar - perfect for entertaining and multi-tasking. The large bedroom can accommodate a king-size bed or work-at-home station with ease; four roomy closets give you room for everything. Gleaming porcelain tiled bathroom has glass vessel sink, ebony vanity, and bathtub with glassed-in shower.



Troy Towers is a pet-friendly, luxury high-rise coop, one of the most sought-after buildings on the Palisades with unparalleled world-class NYC skyline views. This hot "West Hoboken" location is well-maintained, and features 24-hour concierge and security, newly-renovated hallways throughout, and a stunning new architect-designed outdoor pool with new amenities planned and budgeted for further construction during the 2025-2026 seasons. The building enjoys high owner occupancy and delivers great value, with on-site garage parking readily available for \$165/mo., fitness center membership just \$240/year, and bike storage for \$120/year. Maintenance fees include real estate taxes, private Internet, premium TV service with HBO/Max and Showtime, plus ALL utilities - central air, heat, water, and electricity. Amenities include on-site Amazon hub, dry-cleaning pickup service, and laundry on every floor. NYC rush hour buses and free morning PATH shuttles leave from the front door on weekdays, while 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. 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. Troy Towers allows one dog per apartment.)

(Please note, 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 comparison.)



Asking price: \$285,000

Monthly Coop Maintenance

Cost Breakdown:

Association Fees::	\$596
Real Estate Taxes:	\$470
Utilities:	\$192
Capital Reserve Fund:	\$104
Internet & Cable TV:	\$79
Total:	\$1440

of shares allocated to unit: 344

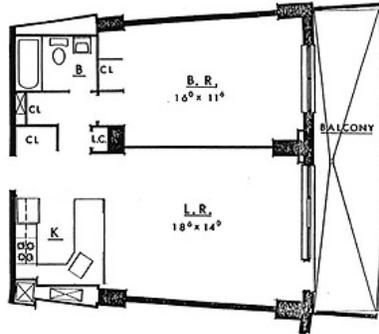
(Maintenance costs may be up to 30% tax-deductible; please consult with your tax advisor)

Sample Purchase Scenarios

	with 80% Financing:	All Cash Purchase
<i>*Recent rate estimate, 30-year Fixed:</i>	@6.875%*	
Minimum 20% Down payment:	\$57,000	\$285,000
Loan amount:	\$228,000	\$0
*Est. monthly loan payment:	\$1,498	\$0
Monthly coop maintenance:	\$1,440	\$1,440
*Est. required homeowners' insurance:	\$50	\$50
Net monthly cost:	\$2,988	\$1,490
With \$165/Mo. Optional Parking (1 car):	\$3,153	\$1,640
*Est. closing costs:	\$5,130	\$2,850
**Est. minimum income requirement:	\$137,000	\$73,000
Est. liquid assets required after closing:	\$38,500	\$20,500

**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!)



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

Note: Also offered for rent, \$2650/mo. including ALL utilities, Internet & cable TV - ask!

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.

© 2025 Hudson View Realty, LLC