



For Sale

Troy Towers Apt. 503 2BR/2Bath

380 Mountain Rd., Union City, NJ

Totally unobstructed, entire isle of Manhattan view!

AHHH.....that's the view I'm looking for! Troy Towers' most desirable north tower offers dead-on, totally unobstructed views of the entire Manhattan skyline, featuring the head-turning Hudson Yards skyscraper medley, ever-beckoning as spectacular sunrises halo them in dramatic silhouette, and drop-dead pink and orange sunsets set them ablaze in fiery gold! And of course, twilight is tantalizing with glittering city lights on the deepening blue sky, all reflected for your constant entertainment in strategic mirrored wall alongside your 28-foot wall of floor to ceiling windows. Northern City and River views can also be enjoyed from every room.

Entertaining is easy, with built-in glass shelving, efficient white kitchen opening onto an extra-large dining area, welcoming entry foyer and custom lighting throughout. Guest bath features soft neutral tones and glass steam shower; en suite master bath has an extra-long 6-foot jet tub. Ample closet space is found throughout. Choose cozy rugs to set off the warm, classic wood parquet floors in each bedroom and consider your own modern style in the living areas - gleaming white or versatile wood-look porcelain? It's hard to decide! Make this sprawling space exclusively your own; sit back and enjoy the view!



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: \$509,000

Monthly Coop Maintenance

Cost Breakdown:

Association Fees:	\$861
Real Estate Taxes:	\$613
Utilities:	\$232
Capital Reserve Fund:	\$121
Internet & Cable TV:	\$69
Total:	\$1,896

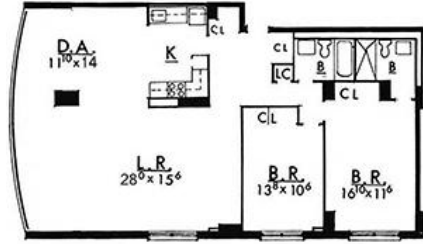
of shares allocated to unit: 539

(Maintenance costs may be up to 35% 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>	@3.0%*	
Minimum 20% Down payment:	\$101,800	\$509,000
Loan amount:	\$407,200	\$0
*Est. monthly loan payment:	\$1,772	\$0
Monthly coop maintenance:	\$1,896	\$1896
*Est. required homeowners' insurance:	\$50	\$0
Net monthly cost:	\$3,718	\$1,946
<i>With \$150/Mo. Optional Parking (1 car):</i>	\$3,868	\$2,096
<i>*Est. closing costs:</i>	\$6,922	\$2,850
<i>**Est. minimum income requirement:</i>	\$168,000	\$95,000
<i>Est. liquid assets required after closing:</i>	\$47,000	\$26,500

**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 room dimensions are approximate!)



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Snap for details & slideshow!

www.HudsonViewRealty.com

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