



For Sale

Troy Towers Apt. 810

1BR/1Bath

380 Mountain Rd., Union City, NJ

Panoramic NYC View; Wall of windows!

"Wow" is the word as you step into the living space of this large unit and come face to face with the panorama of NYC's breathtaking skyline! The majesty of midtown skyscrapers and serene blue river water, dotted with ferries, sailboats, and occasional giant cruise ships are yours for the taking, along with glorious sunrises and sparkling city lights. Dine with a smile, enjoying it all 24/7 from your 28-foot wall of floor-to-ceiling windows...and work-at-home is a pleasure, with plenty of room for a "desk with a view" and wide open blue sky for inspiration and quiet concentration.

This homey unit has a combination of bright ceramic tile floors and light oak wood parquet. It can be spruced up for immediate move-in, or redesign to your unique tastes and create a dramatic showplace to reward your long day or entertain friends. Attractively priced for expeditious sale; fabulous opportunity!

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, dry cleaning pickup service, and laundry on every floor.



One of the most sought-after buildings on the Palisades, Troy Towers has newly-renovated hallways throughout and a stunning new architect-designed outdoor pool area being completed for the 2024 season with enlarged deck, modern glass railings, fresh landscaping and architectural lighting. On-site garage parking is readily available at \$165/mo. and fitness center membership is just \$240/year. 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.)

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Asking price: \$299,000

Monthly Coop Maintenance

Cost Breakdown:

Association Fees::	\$643
Real Estate Taxes:	\$432
Utilities:	\$160
Capital Reserve Fund:	\$107
Internet & Cable TV:	\$75
Total:	\$1,419

of shares allocated to unit: 356

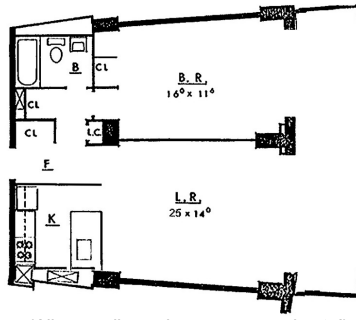
(Maintenance costs may be up to 30% tax-deductible; please consult with your tax advisor)

Sample Purchase Scenarios

	with 80% Financing:	All Cash Purchase
<i>*Recent rate estimate, 30-year Fixed: @7.25%*</i>		
Minimum 20% Down payment:	\$59,800	\$299,000
Loan amount:	\$239,200	\$0
*Est. monthly loan payment:	\$1,632	\$0
Monthly coop maintenance:	\$1,419	\$1,419
*Est. required homeowners' insurance:	\$50	\$50
Net monthly cost:	\$3,101	\$1,469
With \$165/Mo. Optional Parking (1 car):	\$3,266	\$1,619
<i>*Est. closing costs::</i>		
	\$5,242	\$2,850
<i>**Est. minimum income requirement:</i>		
	\$142,000	\$73,000
<i>Est. liquid assets required after closing:</i>		
	\$40,000	\$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!)



Contact: Paula Brown, (201) 866-6500
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See full details, photos,
instructions & more!

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