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# Residential Sales Around the Region

Published: September 5, 2010

## MANHATTAN

West Midtown ..... \$225,000 457 West 57th Street, Addison Hall r 1 f 1 h 0 o 1 week 300-sq.-ft. studio co-op in a prewar building; 24-hr. doormen, h/w floors, laundry room in building; maintenance \$680, 40% tax deductible; listed at \$230,000. Broker: Kurland.

Murray Hill ..... \$672,000 445 Fifth Avenue (39th St.) r 1 f 1 h 0 o 31 weeks 635-sq.-ft. condo in a postwar building; 24-hr. doormen, concierge, granite counters, renovated marble bath, whirl-pool tub, oversize windows; common charge \$580; taxes \$5,112; listed at \$699,000. Brokers: RSNY; Citi Habitats.

Kips Bay ..... \$900,000\* 200 East 24th Street, Crystal House r 2 f 2 h 0 o 35 weeks 1,150-sq.-ft. co-op in a postwar building; 24-hr. doormen, renovated kitchen and baths, c/a; maintenance \$1,875, 65% tax deductible; listed at \$875,000 (multiple bids). Brokers: Brown Harris Stevens; Platinum Properties.

Upper East Side . . . \$1.44 million 144 East 84th Street r 3 f 2 h 0 o 14 weeks 1,325-sq.-ft. co-op in a postwar building; 24-hr. doormen, birch kitchen cabinets, stainless-steel appliances, renovated baths; maintenance \$1,857, 49% tax deductible; listed at \$1.499 million. Broker: Corcoran Group.

## FOUR BOROUGHES

Riverdale ..... \$255,000 6495 Broadway, Bronx r 2 f 2 h 0 o 26 weeks 1,200-sq.-ft. co-op in a postwar building; Van Cortlandt Park view, terrace, elevator, dining area, renovated kitchen, h/w floors; maintenance \$865, 50% tax deductible; listed at \$275,000. Broker: Susan E. Goldy.

Clove Lake ..... \$495,000 34 Alpine Court, Staten Island r 3 f 1 h 1 o 3 weeks 55-year-old brick ranch; dining area, eat-in kitchen, partly finished basement, 1-car garage, 50-by-100-ft. lot; taxes \$2,713; listed at \$489,000 (multiple bids). Broker: Sari Kingsley.

Hollis Hills ..... \$712,000 85-31 212th Street, Queens r 3 f 2 h 1 o 4 weeks 70-year-old colonial; brick, stone and aluminum siding, dining and family rooms, eat-in kitchen, finished basement, 1-car garage, 45-by-100-ft. lot; taxes \$4,385; listed at \$739,000. Broker: Goller & Costi.

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Prospect Heights ..... \$940,000 52 Sixth Avenue, Brooklyn r 4 f 2 h 1 o 1 week 2-family 4-story brick Italianate town house; primary triplex: 3 bedrooms, 1 1/2 baths, 5 marble mantels; simplex: 1 bedroom, 1 bath; 17-by-75-ft. lot; taxes \$1,303; listed at \$940,000. Broker: Brooklyn Properties of 7th Ave.

#### LONG ISLAND

Bethpage ..... \$315,000 1 Hoover Lane r 3 f 1 h o 3 weeks 60-year-old wood ranch; dining room, updated bath and eat-in kitchen, h/w floors, new carpet, deck, 65-by-100-ft. lot; taxes \$8,837; listed at \$319,000. Broker: Coldwell Banker Residential.

St. James ..... \$515,000 17 King Arthurs Court r 4 f 3 h 1 o 27 weeks 48-year-old wood colonial; eat-in kitchen, den, fireplace, office, atrium, summer kitchen in basement, 1-car garage, 0.54-acre lot; taxes \$12,530; listed at \$565,000. Brokers: Daniel Gale Sotheby's; Century 21 North End.

Port Washington ..... \$860,000 36 Mitchell Road r 3 f 3 h o 7 weeks 76-year-old brick colonial; eat-in kitchen, office, sunroom, c/a, den, 3 fireplaces, guest suite, c/a, finished basement, 1-car garage, 83-by-124-ft. lot; taxes \$16,463; listed at \$899,000. Broker: Prudential Douglas Elliman.

Manhasset ..... \$1.46 million 11 Green Terrace r 4 f 2 h 1 o 2 weeks 70-year-old brick and stone colonial; gas fireplace, family room, rec room in basement, garage, 40-by-139-ft. irregular lot; taxes \$19,667; listed at \$1.475 million. Brokers: Prudential Douglas Elliman; Coldwell Banker Residential.

#### WESTCHESTER/PUTNAM

New Rochelle ..... \$350,000 124 Chauncey Avenue, Westchester r 3 f 2 h o 26 weeks 95-year-old stucco colonial; front porch, eat-in kitchen, h/w floors, 1-car garage, 0.13-acre lot; taxes \$7,630; listed at \$399,000. Broker: Better Homes and Gardens Rand.

Brewster ..... \$650,000 211 Allview Avenue, Putnam r 4 f 3 h 2 o 79 weeks 79-year-old stone Tudor; butler's pantry, family room, library, screened porch, tray and coffered ceilings, hand-carved mantel, 2-car garage, guest cottage, 2-acre lot; taxes \$18,881; listed at \$749,500. Broker: Houlihan Lawrence.

Pleasantville ..... \$750,000 2 Rockledge Road, Westchester r 3 f 3 h 1 o 15 weeks 45-year-old wood and brick split-level; upgraded appliances, family room, study, 2 fireplaces, exercise room in basement, 0.96-acre lot; taxes \$15,673; listed at \$779,000. Brokers: Prudential Holmes & Kennedy; Houlihan Lawrence.

Bedford Corners ..... \$3.25 million 14-16 Old Post Road, Westchester r 4 f 4 h 1 o 22 weeks 10-year-old wood colonial w/frontage on a private lake; cherry kitchen cabinets, library, office, 2 fireplaces, terrace, c/a, 3-car garage, 11.9-acre lot; taxes \$40,532; listed at \$3.65 million. Brokers: Ginnel; Houlihan Lawrence.

#### ROCKLAND/ORANGE

Warwick ..... \$271,000 6 Locust Street, Orange r 3 f 2 h o 9 weeks 85-year-old wood colonial; family room, den, fireplace, sunroom, partly finished basement, h/w floors, furnace and water heater replaced, 113-by-130-ft. lot; taxes \$7,254; listed at \$275,000. Broker: Better Homes and Gardens Rand.

New City ..... \$506,500 14 Concord Drive, Rockland r 4 f 2 h 1 o 21 weeks 32-year-old brick high ranch; renovated eat-in kitchen, family room, upgraded baths, c/a, deck, 2-car garage, 0.35-acre lot; taxes \$10,588; listed at \$529,000. Brokers: Century 21 Grand;



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Better Homes and Gardens Rand.

Montebello ..... \$796,130 3 Canterbury Lane, Rockland r 5 f 3 h 1 o 28 weeks 4-year-old stone colonial; butler's pantry, great room w/stone fireplace, den, cedar porch, 3-car garage, 1.16-acre lot; taxes \$22,007; listed at \$884,900. Brokers: Coldwell Banker Residential; Better Homes and Garden Rand.

Highland Mills ..... \$910,000 15 Hidden Glen, Orange r 4 f 4 h 1 o 4 weeks 5-year-old colonial; granite counters, family room, fireplace, cathedral ceilings, guest suite, h/w floors, deck, 3-car garage, 2-acre lot; taxes \$19,976; listed at \$949,000. Brokers: Keller Williams; Eleanor Bouton.

#### NEW JERSEY

Mount Arlington ..... \$307,000 607 Bensel Drive r 3 f 2 h 1 o 3 weeks 36-year-old brick and wood bi-level; dining room, eat-in kitchen, family room w/fireplace, c/a, h/w floors, deck, 2-car garage, 0.34-acre lot; taxes \$6,238; listed at \$314,900. Brokers: Prudential New Jersey Properties; Weichert.

Bradley Beach ..... \$438,500 514 Brinley Avenue r 4 f 2 h 0 o 7 weeks 81-year-old colonial; front porch, dining room, h/w floors, walk-up attic, 2-car garage, 50-by-91-ft. lot; taxes \$6,011; listed at \$449,900. Brokers: Patrick Parker; Weichert.

Myrtlewood ..... \$757,000 625 Lake Avenue r 4 f 2 h 1 o 16 weeks 5-year-old colonial; brick and vinyl siding, eat-in kitchen, family room, den, fireplace, h/w floors, full basement, c/a, 2-car garage, 0.25-acre lot; taxes \$15,908; listed at \$810,000. Broker: Weichert.

North Caldwell ..... \$1,584,817 43 Beachmont Terrace r 4 f 3 h 1 o 58 weeks New stucco colonial; breakfast bar, fireplace, family room, den, office, high ceilings, 3-car garage, 0.9-acre lot; taxes \$10,713; listed at \$1.399 million (multiple bids). Brokers: Prudential New Jersey Properties; Rhodes, Van Note & Co.

#### CONNECTICUT

Litchfield ..... \$220,000 303 Marsh Road r 3 f 2 h 0 o 14 weeks 23-year-old ranch; vinyl siding, dining area, floor-to-ceiling fireplace in living room, renovated bath w/whirlpool tub, full basement, 2-car garage, 7.19-acre lot; taxes \$4,024; listed at \$229,900. Broker: Prudential Connecticut.

Hamden ..... \$456,100 43 Woodlawn Street r 5 f 2 h 1 o 1 week 85-year-old side-hall colonial; vinyl siding, renovated eat-in kitchen, living room w/fireplace, family room, new roof and windows, 2-car garage, 0.23-acre lot; taxes \$7,691; listed at \$469,900. Broker: Press/Cuozzo.

Redding ..... \$710,000 11 Little River Lane r 4 f 4 h 1 o 5 weeks 32-year-old wood contemporary; dining room, renovated kitchen w/dining area, family room, den, 2 fireplaces, screened porch, renovated baths, c/a, 2-car garage, 3.19-acre lot; taxes \$11,706; listed at \$715,000. Coldwell Banker Shaker.

Westport ..... \$2.57 million 37 Jennie Lane r 6 f 6 h 2 o 26 weeks 4-year-old cedar and stone colonial; eat-in kitchen, family room, den, 3 fireplaces, 9-ft. ceilings, deck, 3-car garage, 1.06-acre lot; taxes \$27,703; listed at \$2.695 million. Brokers: Riverside Realty Group; Prudential Connecticut.

#### PHOTOS

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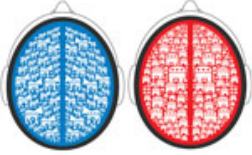
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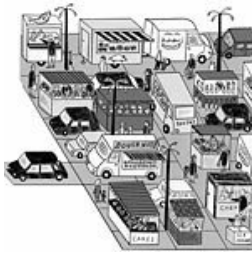
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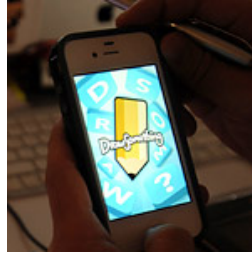
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