

The New York Times

ON THE MARKET

Homes for Sale in Brooklyn and Manhattan

This week's properties are in South Slope, Washington Heights and the Flatiron district.



BROOKLYN | 443 12TH STREET, NO. 4B

South Slope Loft

\$1.495 million

A two-bedroom, one-bath, 1,300-square-foot apartment with a large entry foyer, an open floor plan, stone countertops, custom cabinets, a breakfast bar, built-ins, a washer/dryer, original features and 11-foot ceilings, on the fourth floor of a five-story former clock warehouse from 1915 that has a super and a roof deck. Phil Wells, Pamela Marcus and Maya Kazzaz, Corcoran Group; corcoran.com

COSTS

Maintenance: \$1,753 a month

Flip tax: 1.5 percent of the purchase price, paid by the buyer

PROS

The apartment has a laundry room. There are views of the Manhattan skyline and the Statue of Liberty from the bedrooms. The building is in the Park Slope Historic District Extension, which limits development in the area. It's one block from Prospect Park.

CONS

The kitchen is far from the entrance. There's no bathtub. The building lacks extra storage and a bike room.



MANHATTAN | 15 FORT WASHINGTON AVENUE, NO. 3A

Washington Heights Co-op

\$575,000

A three-bedroom, one-bath, roughly 1,200-square-foot apartment with an entry foyer, a windowed kitchen, an open living/dining room and a windowed bathroom. It's on the third floor of a six-story income-restricted prewar building that has a live-in super, shared laundry, a bike room, a gym, a community room and a waiting list for basement storage cages. Milton Coste, Keller Williams NYC; kwnyc.com

COSTS

Maintenance: \$1,204 a month

Flip tax: 30 percent of the purchase price, paid by the buyer

PROS

The apartment has prewar details and lots of potential. Subletting is allowed for 18 months of every three years.

CONS

The primary bedroom, once a dining room, has swinging double doors to the living room, which may not feel private to some. The flip tax is high.



MANHATTAN | 280 PARK AVENUE SOUTH, NO. 101

Flatiron District Condo

\$2.199 million

A two-bedroom, two-and-a-half-bath, 1,328-square-foot apartment that has an entry foyer with a closet, an open floor plan, marble countertops, a wine fridge, a primary suite with a dressing area and a double vanity, a second en suite bedroom with a walk-in closet, 11-foot ceilings, a washer/dryer and central heat and air-conditioning. It's on the 10th floor of a 12-story prewar doorman building that has a live-in super, a bike room, roof decks and a gym. Frances Katzen, Douglas Elliman; elliman.com

COSTS

Common charges: \$1,962 a month

Taxes: \$2,200 a month

PROS

The apartment has ample sunlight, thanks to the higher floor. The dining room can be closed off to create a home office or third bedroom.

CONS

There's no view. The building lacks extra storage.