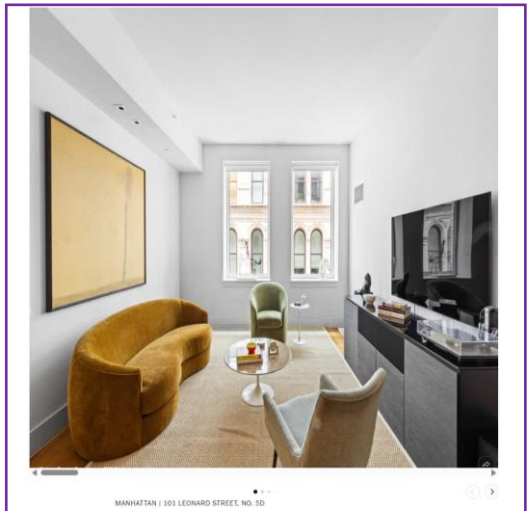
The New York Times

ON THE MARKET

Homes for Sale in Manhattan and the Bronx

This week's properties are in TriBeCa, on the Upper West Side and City Island.



MANHATTAN | 101 LEONARD STREET, NO. 5D

Tribeca Condo

$2.495 million

A two-bedroom, two-bath, 1,510-square-foot apartment that has an open floor plan with integrated appliances and a garbage disposal. It has a primary suite and a den/home office, plus 10-and-a-half-foot ceilings, central heat and air-conditioning and a washer/dryer. It's on the fifth floor of a 12-story doorman building with a live-in super, a bike room, a gym, a children's playroom, extra storage and a roof deck. Frances Katzen, Douglas Elliman; elliman.com

COSTS

Common charges: $2,476 a month

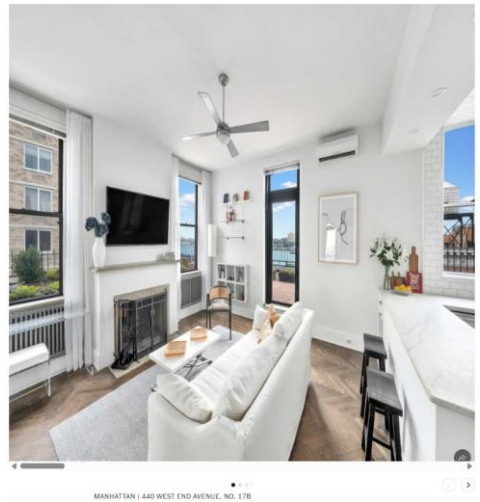
Taxes: $2,512 a month

PROS

This spacious apartment has ample cabinets and closets, including walk-ins.

CONS

It doesn't get much sunlight.



MANHATTAN | 440 WEST END AVENUE, NO. 17B

Upper West Side Penthouse

$1.395 million

A one-bedroom, one-bath, roughly 825-square-foot co-op with an open floor plan. The kitchen and en suite bath both have windows. It has a walk-in closet, mini-split air-conditioning and a wood-burning fireplace with a marble mantel. It's on the top floor of a 17-story prewar doorman building that has a live-in super, a bike room, a gym and a children's playroom. John Cronin, Christie's International Real Estate; christiesrealestateny.com

COSTS

Maintenance: $4,769 a month

PROS

The approximately 700-square-foot wraparound terrace has water and electric hookups, retractable awnings and views of the Hudson River. In-unit washer/dryers are permitted.

CONS

The only bathroom is in the bedroom, the building lacks extra storage and the monthly maintenance fee is steep.



BRONX | 190 SCHOFIELD STREET, NO. 3A

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City Island Condo

$575,000

A one-bedroom, one-and-a-half-bath, 1,056-square-foot apartment with an open floor plan, a windowed kitchen and a dressing room. It has two balconies, a wood-burning fireplace, a washer/dryer, central heat and air-conditioning and a deeded parking space. It's on the top floor of a three-story cat-friendly building that has a visiting super, bike storage, a private parking garage and a parking lot. Geoffrey Weiss and Aaron Kass, Compass; compass.com

COSTS

Common charges: $998 a month

Taxes: $440 a month

PROS

The apartment has pretty views of the City Island Harbor and Long Island Sound. The kitchen has ample counter space and there's an attic for extra storage. The deeded parking spot is in the garage, and additional parking lot spaces can be rented for $20 a month each.

CONS

The bathrooms could use updates. One of the balconies is narrow.

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