



Troy Towers Apt. 1001

1BR/1Bath

380 Mountain Rd., Union City, NJ

Beautiful unit; panoramic views!

Huge, private, handsomely renovated corner unit with endless panoramic views! Wide open blue skies calm and inspire as they reflect in the clean waters of Hudson River and the serene waterscape of Weehawken Reservoir, home to ducks, seagulls, and local joggers. A glance to the right and you're captivated by ferries and cruise ships, mesmerized by magical New York City lights, and energized by fiery morning dawns and evening sunsets. This home is spacious and stylish, with cozy Brazilian cherry wood floors edged by a charming, Zen garden style pebble border along the 270-degree window wall, which is fitted with efficient steel miniblinds. Hidden wiring for Internet and surround sound, strategic LED downlighting, and thermostat controlled new HVAC units, along with customized closets and ample cabinetry make for a sleek, comfortable, and optimized space. The granite and steel kitchen features glazed cherry wood Kraftmaid cabinets and includes a wine refrigerator, a bar-height peninsula with optionally included designer aluminum stools, and a convenient built-in workstation for clutter-free home planning and computing. The bathroom features full height travertine tile and solid porcelain slate floor, a Kohler whirlpool tub and glass paneled shower. The king-size bedroom enjoys a separate window-side sitting area that could also convert to a home office or guest space, with French doors available for view-gazing or for privacy.



Troy Towers is a pet-friendly, luxury high-rise coop, one of the most sought-after buildings on the Palisades with unparalleled world-class NYC skyline views. This hot "West Hoboken" building is well-maintained, and features 24-hour concierge and security, newly-renovated hallways throughout, and a stunning new architect-designed outdoor infinity pool. The building enjoys high owner occupancy and delivers great value, with on-site garage parking readily available for \$165/mo., fitness center membership just \$250/year, and bike storage for \$120/year.

Maintenance fees include real estate taxes, private Internet, premium cable TV service with two boxes plus HBO/Max and ALL utilities - central air, heat, water, and electricity. Amenities include on-site Amazon hub, dry-cleaning pickup service, and laundry on every floor. NYC rush hour buses and free morning PATH shuttles leave from the front door on weekdays, while a five-minute drive gets you 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. This in-demand, highly owner-occupied building is the "best-kept secret on the Hudson."

(Initial purchases must be owner-occupied for a minimum of two years. Troy Towers allows one dog per apartment. (Please note, square footage quotes are not provided by the building, so estimated quotes for similar units may be inconsistent or inaccurate. Please request original floor plans for comparison.)



Asking price: \$349,000

Monthly Coop Maintenance Cost Breakdown

Association Fees::	\$691
Real Estate Taxes:	\$518
Utilities:	\$229
Capital Reserve Fund:	\$115
Internet & Cable TV:	\$94
Total:	\$1,646

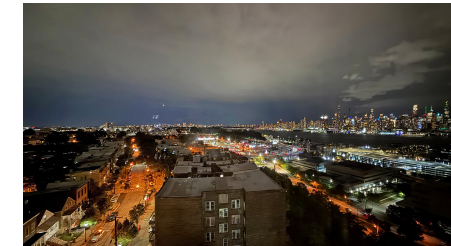
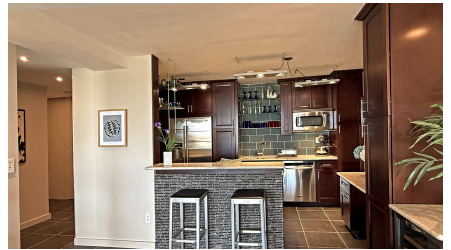
of shares allocated to unit: 381

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

Sample Purchase Scenarios

	with 80% Financing:	All Cash Purchase
Recent rate estimate, 30-year Fixed:	@6.875%	
Minimum 20% Down payment:	\$69,800	\$349,000
Loan amount:	\$279,200	\$0
*Est. monthly loan payment:	\$1,834	\$0
Monthly coop maintenance:	\$1,646	\$1,646
*Est. required homeowners' insurance:	\$50	\$50
Net monthly cost:	\$3,530	\$1,696
With \$165/Mo. Optional Parking (1 car):	\$3,695	\$1,846
*Est. closing costs::	\$5,642	\$2,850
**Est. minimum income requirement:	\$160,000	\$83,000
Est. liquid assets required after closing:	\$45,000	\$23,000

*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.



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