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PHOTOGRAPHED BY MARILYNN K. YEE / THE NEW YORK TIMES

Upper West Side Co-Op

\$1,995,000

MANHATTAN: 20 West 90th Street (between Columbus Avenue and Central Park West), #A

A two-bedroom three-bath duplex with a recreation room used as a third bedroom in a prewar brownstone. Jennifer Roth (also an owner) (212) 639-9706, Stephanie Kanner (212) 639-9719, Fox Residential Group; foxresidential.com

MAINTENANCE: \$1,975.60 a month

PROS: The renovated first-floor unit has fumed oak floors, two wood-burning fireplaces, an open kitchen with a Sub-Zero refrigerator, a Bosch dishwasher and Caesar Stone counters and a private decked garden off the living/dining area.

CONS: The master suite is below grade and gets its light from a glass door that opens to a stairway leading up to the garden. The bathrooms lack windows.

