

THE REAL DEAL

NEW YORK REAL ESTATE NEWS

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Upper East Side

\$1.9 million

327 East 82nd Street, Apt.2



Three-bedroom, two-bath, 1,830 sf duplex condo unit in a prewar townhouse; apartment has private garden, eat-in kitchen, fireplace; common charges \$500 per month, taxes \$600 per month; asking price \$1.6 million; three and a half weeks on the market. (Brokers: Susan Kane and Jaarmel Sloane, Sloane Square NYC; Evelyn Katz, Fox Residential Group)



"The unit is the parlor floor and first floor of a four-story townhouse, plus a basement. When it came on the market, there were about 150 people calling. There aren't many condo townhouse properties, and this one has a private garden. The seller had paid about \$2.2 million; they bought it five years ago. It was first shown on a Sunday, and by midweek we had an accepted offer. But then it was retracted because people were bidding it up.... [My buyer] said, 'I will outbid [the highest bidder] by \$100,000.' There were a few issues, like work permits that weren't closed out by the city from the prior owner doing renovations. But my [client] closed fast for all cash." **Evelyn Katz, Fox Residential**
Interviews by Guelda Voien

