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On The Market: 530 East 76th Street, NO. 14C



Upper East Side Condo, \$1.25 million: A one-bedroom, one-and-a-half-bath, 953-square-foot apartment with a windowed galley kitchen, an open living and dining room, a primary bedroom with a marble en suite bathroom, a den or home office and ample closets, on the 14th floor of a 39-story doorman building from 1987 with a resident manager, a live-in super, a concierge, a gym, a pool, a children's playroom, a residents' lounge, a conference room, shared laundry, a public parking garage, storage lockers, a bike room and a roof deck. Karen Gorstayn and Margo Mohr, Fox Residential, 212-639-9739; foxresidential.com

COSTS

Common charges: \$1,909 a month

Taxes: \$1,314 a month

Ongoing assessment: \$353.46 a month for capital improvements

PROS: This pretty apartment has expansive river views. Use of the building's pool and gym are included in the common charges.

CONS: The peach color in the bedrooms may not suit all tastes. There are waiting lists for the bike room and basement storage lockers.

