

The Life-Swap-O-Matic

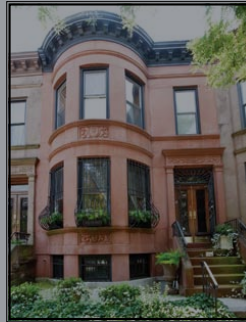
Is it time to move back from Brooklyn?

BY LANE BROWN

YES, YES, WE KNOW: Lots of Manhattanites who've resettled in Brooklyn love it and will never leave. But for those of you who still pine for life across the river, the same forces that once pushed you unwillingly across the East River may now be pulling you back. Falling prices mean that Park Slopers and Carroll Gardeners suddenly have the option of swapping brownstones and yards for the one and only experience of life in New York County. Fire up the Bugaboo stroller and head for the bridge!

So you're selling your Brooklyn brownstone.

206 Maple Street, Prospect-Lefferts Gardens
THE FACTS: Single-family brownstone with garden.
ASKING PRICE: \$1.325 million. **AGENT:** Bette Cunningham, Brown Harris Stevens, 718-399-4120.



Why go back to Manhattan?

THE CULTURE!

Which Manhattan attraction interests you most?

THE STATUS!

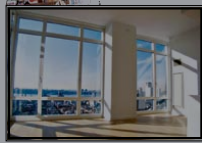
Which oh-so-dashing Manhattanite would you most like to call a neighbor?

ALL MY CULTURE- AND STATUS- OBSESSED FRIENDS ARE DOING IT!

Well, what part of Brooklyn life are you unwilling to give up?



NAKED GUITAR-PLAYING!



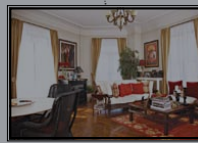
247 WEST 46TH STREET, TIMES SQUARE
 NEWLY CONSTRUCTED ONE-BEDROOM CONDO.
 \$1.299 MILLION. **AGENT:** JESSICA C. CAMPBELL,
 NEST SEEKERS INTERNATIONAL, 646-443-3754.

THE MUSEUMS!



10 EAST 85TH STREET, APT. 7C, UPPER EAST SIDE
 TWO-BEDROOM CO-OP. \$1.28 MILLION.
AGENT: TONI HABER AND STEVEN DARTLEY,
 PRUDENTIAL DOUGLAS ELLIMAN, 212-691-7702.

THE OPERA!



140 WEST 69TH STREET, APT. 54B, LINCOLN PLAZA
 TWO-BEDROOM PREMIER CO-OP.
 \$1.2 MILLION. **AGENT:** EDWARD JOSEPH,
 BROWN HARRIS STEVENS, 212-588-5646.

PHOTOGRAPHS: THIS SPREAD: PATRICK MCKILLAN (OPERET); COURTESY OF THE BROOKERS (WORKS)



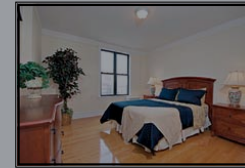
70 WEST STREET, APT. 5K, FINANCIAL DISTRICT
 TWO-BEDROOM, TWO-BATH CONDO WITH ROOF GARDEN. \$1.2 MILLION. **AGENT:** EMMANUELLE GAUTHER, STATUS REALTY GROUP, 917-566-5048.

A BACKYARD



17 WEST 127TH STREET, HARLEM
 UNRENOVATED FOUR-FAMILY BROWNSTONE. \$1.15 MILLION. **AGENT:** WENDY JACKSON, NEST SEEKERS INTERNATIONAL, 646-443-3735.

BROWNSTONE LIVING

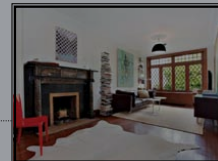


801 RIVERSIDE DRIVE, APT. 4AB, WASHINGTON HEIGHTS
 FOUR- OR FIVE-BEDROOM COMBINED APARTMENT. \$1.1 MILLION. **AGENT:** SANDY EDRY, CITHABITATS, 212-712-2722.

A LONG AND TEDIIOUS COMMUTE



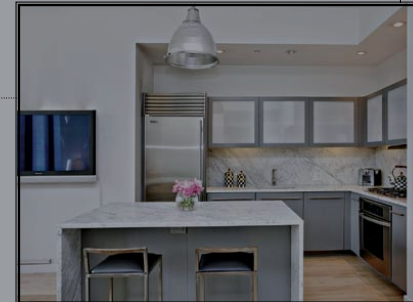
HARVEY WEINSTEIN



29 PERRY STREET, WEST VILLAGE
 TWO-BEDROOM PREMIER CO-OP.
 \$1.075 MILLION. **AGENTS:** DENISE AND DEBRA LACHANCE, CORCORAN, 212-941-2652.



PHILIP SEYMOUR HOFFMAN



210 LAFAYETTE STREET, SOHO
 ONE-BEDROOM LOFT. \$1.05 MILLION. **AGENT:** ANDREW ANDERSON, PRUDENTIAL DOUGLAS ELLIMAN, 212-727-6153.



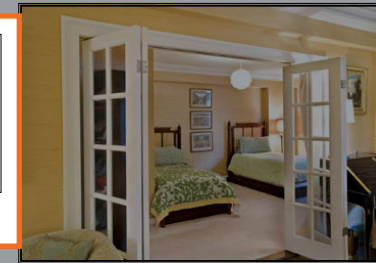
WOODY ALLEN



167 EAST 67TH STREET, UPPER EAST SIDE
 TWO-BEDROOM POSTWAR CO-OP WITH TERRACE. \$1.25 MILLION. **AGENT:** LOUISE DEVLIN, BROWN HARRIS STEVENS, 212-588-5622.



MARVIN HAMLISCH



715 PARK AVENUE, UPPER EAST SIDE
 ONE-BEDROOM CO-OP. \$1.189 MILLION. **AGENT:** LISA TAINNER, GUMLEY HAFT KLEIER, 212-571-2523.



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