

# BROWN HARRIS STEVENS

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## TOP BROKERS HONE IN ON THE HOT NEIGHBORHOODS FOR FAMILIES

MAY 4, 2017 • BY ERIC MESSINGER



*Top NYC brokers offer expert insight into how to find a great home for your family in some of the city's hottest neighborhoods*

**Area:** West Side, from 34th Street to West 110th Street

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**Thinking about the West Side from 34th Street to West 110th Street, what are one or two “hot” areas for a family with a budget of up to \$6 million looking for a dream home with at least three bedrooms?**

Riverside Drive north of 96th Street is one of my favorite stretches of the Upper West Side. Many of the most elegant and grand pre-WWI buildings are found here with high ceilings, detailed plasterwork, inlaid wood floors, formal rooms to

entertain, and multiple “staff” rooms (which of course today are generally bedrooms, or auxiliary space to become vast kitchen/family rooms). To me, there’s no view like a water view in Manhattan with passing boats and the GW Bridge. For rentals, a spacious three-bedroom home can be found in the \$7,000-10,000 per month range, but inventory is limited.

### **What about families looking for more value?**

Upper West End Avenue, also north of 96th Street, provides more value than to the south and to the west. Many of the buildings here were built by the esteemed architects who shaped our city, such as Rosario Candela, but were built at a more humble and smaller scale. But Classic 6s can easily become three-bedroom homes. Rentals for 2-3 bedrooms will start in the \$5,000-6,000 range per month. The townhouses that line the side streets in the 90s and 100s also offer wonderful charm and detail—many were veritable mansions in their day and then later converted to gracious apartments.

### **What’s your advice for anyone looking to buy right now?**

I always tell my buyers to pretend they’re living in the area they’re perusing. Shop and dine there like a local. Run errands. You’ll know if it feels like “home.”

### **What’s your advice for anyone looking to sell right now?**

Throw open your windows. Plant window boxes. Have your windows professionally cleaned. Bring in spring and the buyers will follow.



### **Mike Lubin**

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