

So you're  
selling your  
Brooklyn  
brownstone.

# 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!

**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  
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. **\$1.249 MILLION.**  
AGENT: TONI HABER AND STEVEN DARTLEY,  
PRUDENTIAL DOUGLAS ELLIMAN; 212-891-7702.

THE OPERA!



**140 WEST 69TH STREET, APT. 34B, LINCOLN PLAZA**  
TWO-BEDROOM PREWAR CO-OP.  
**\$1.2 MILLION.** AGENT: EDWARD JOSEPH,  
BROWN HARRIS STEVENS; 212-588-5646.

PHOTOGRAPHS: THIS SPREAD, PATRICK MCMULLAN (PEOPLE); COURTESY OF THE BROKERS (HOMES)



**70 WEST STREET, APT. 5H, FINANCIAL DISTRICT**  
TWO-BEDROOM, TWO-BATH CONDO WITH ROOF  
GARDEN. **\$1.2 MILLION.** AGENT: EMMANUELLE GAUTHIER,  
STRATUS REALTY GROUP; 917-536-5548.

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, CITIHABITATS; 212-712-2722.

A LONG AND  
TEDIOUS COMMUTE



HARVEY  
WEINSTEIN



PHILIP  
SEYMOUR  
HOFFMAN



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



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



**210 LAFAYETTE STREET, SOHO**  
ONE-BEDROOM LOFT. **\$1.195 MILLION.** AGENT: ANDREW ANDERSON,  
PRUDENTIAL DOUGLAS ELLIMAN; 212-727-6153.



**715 PARK AVENUE, UPPER EAST SIDE**  
ONE-BEDROOM CO-OP. **\$1.199 MILLION.** AGENT: LISA TAINITER,  
GUMLEY HAFT KLEIER; 212-371-2525.