

OFFERED FOR SALE BY OWNER · UPDATED AUGUST 2026

Modern Prewar

Washington Plaza · 73-12 35th Avenue · Jackson Heights, New York 11372



Two owner-listed homes in a historic garden co-op—one with room to grow, the other with the courtyard fountain outside the kitchen window.

Choose the home that fits

RESIDENCE D32		RESIDENCE E3	
Two-bedroom · One bath		One-bedroom · One bath	
\$650,000		\$435,000	
INTERIOR	970 sq ft	INTERIOR	698 sq ft
SPACE	2 bedrooms · 7 closets	SPACE	1 bedroom · 3 closets
SHARES	524 co-op shares	SHARES	426 co-op shares
MAINTENANCE	\$1,019/month	MAINTENANCE	\$831/month
SETTING	73rd Street treetops	SETTING	Courtyard fountain
EXPOSURE	3 exposures; primary west (280°)	EXPOSURE	2 exposures; primary southwest

What monthly maintenance covers

All property taxes; heat, gas, water and sewer; staff; landscaping; building maintenance; and snow removal.

D32 in a sentence

Space separation, seven closets, flexible second-bedroom possibilities and spring cherry blossoms outside the windows.

E3 in a sentence

An efficient, gracious footprint with recessed lighting and the sound and view of the courtyard fountain.

See both in one visit. Private showings are available for either apartment or both together at modernprewar.com.

Information is believed accurate but should be independently verified. Terms and availability are subject to change.

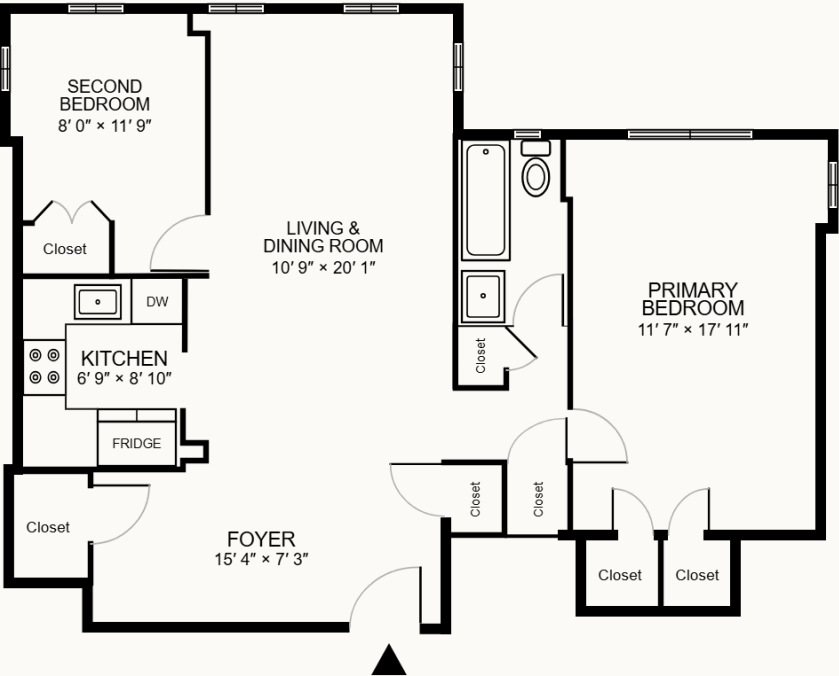
Space to exhale and closets in abundance.

D32 sits several floors above street level with a layout that creates separation, flexibility and room to grow.



Floorplan · 970 sq ft

Washington Plaza D32



970 sq ft

Floor plan layout, dimensions and sizes are approximations for general guidance only.

Finishes and appliances

- Italian kitchen cabinetry with under-cabinet lighting
- Solid oak tongue-in-groove floors
- GROHE® bath fixtures
- Frigidaire Gallery® counter-depth refrigerator with ice and water dispenser
- Sensor microwave, hidden-control dishwasher and five-burner convection gas range

Included with the home

- Three GE® window air conditioners
- Two Hunter® ceiling fans
- Window shades, screens, curtains and window guards
- Intercom and KOHLER® Undertone sink rack

Estimated utilities

Electric approximately \$130/month, gas approximately \$25/month and basic Internet approximately \$30/month. Other listed utilities are covered by maintenance.

Condition

The apartment has been well cared for: painted in 2019, microwave replaced in 2024 and minor bathroom repair work completed in 2025. No significant work is expected for buyers in the medium term.

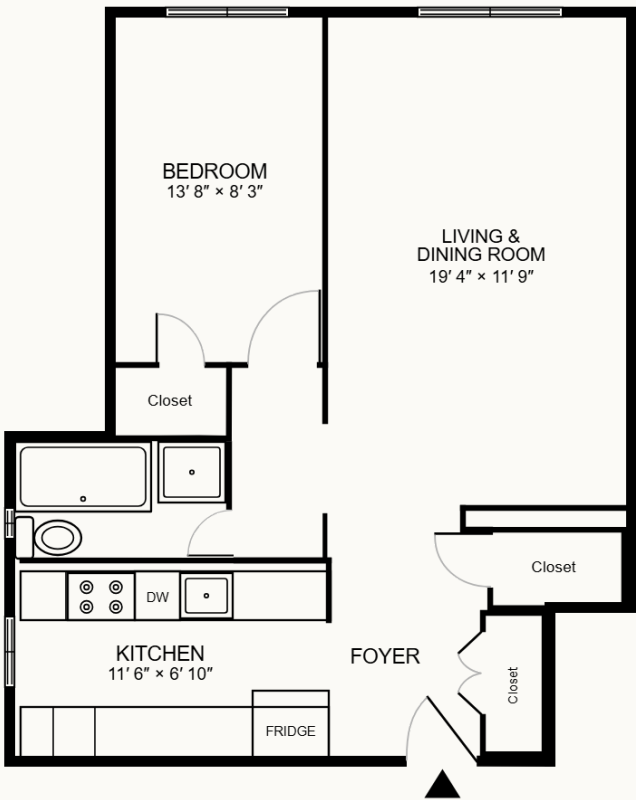
Courtyard calm and the space you need.

E3 sits one floor above street level beside the landscaped courtyard, with the fountain visible directly from the kitchen.



Floorplan · 698 sq ft

Washington Plaza E3



698 sq ft

Floor plan layout, dimensions and sizes are approximations for general guidance only.

Finishes

- Italian kitchen cabinetry with under-cabinet lighting
- Solid oak tongue-in-groove floors
- GROHE® bath fixtures
- Recessed ceiling lighting
- A galley kitchen and bedroom large enough for two beds

Included with the home

- Bedroom through-the-wall air conditioner
- Top-down/bottom-up window shades and screens
- Intercom and KOHLER® Undertone sink rack

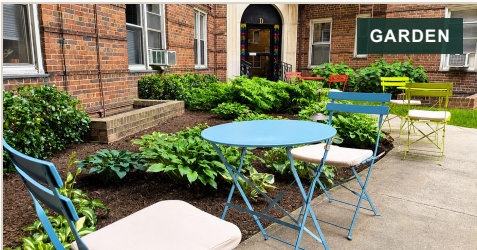
Estimated utilities

Electric approximately \$90/month, gas approximately \$25/month and basic Internet approximately \$30/month. Other listed utilities are covered by maintenance.

Condition

The apartment has been well cared for, with no notable work required and no significant work expected for buyers in the medium term.

A garden home in a walk-to-everything neighborhood.



Building, services and community

Historic garden setting

Landscaped courtyard, mature plantings and the landmark fountain.

Useful amenities

Gym, bike room and a planned resident lounge.

Attentive staff

Part-time doormen and porters, a live-in superintendent and a live-in handyman.

Resident stewardship

A co-op since 2016, with residents invested in long-term care and stability.

The community brings together longtime residents and new arrivals, artists and coders, families and Manhattan transplants. Neighbors share food, walks, conversation and practical help.

Jackson Heights: walk to everything

- **Transit:** E, F, M, R and 7 trains at Queens’ largest subway complex
 - **Airport access:** Free LaGuardia Link; LGA about 2 miles and JFK about 10 miles away
 - **Food:** Espresso 77, Cannelle Patisserie, Dosa Delight, Birria-Landia, the Momo Trail, The Queensboro, 969 NYC Coffee and more
 - **Shopping:** Greenmarket, Lockwood, World’s Borough Bookshop, Table Wine, Mango Rico and Stand Alone Cheese
- **Parks:** Paseo Park, Travers Park, Rory Staunton courts, US Open and Citi Field access
 - **Community:** Queens Pride, Diversity Plaza, Scrabble Birthplace, Summer Sundays and Historic Garden Tours
 - **Schools:** Hector Figueroa School and Garden School nearby
 - **Destinations:** Manhattan about 4 miles away; Citi Field, US Open and Etihad Park about 3 miles away

Co-op ownership and sale process

Purchasing a co-op gives the buyer shares in the corporation that owns Washington Plaza. A single monthly maintenance payment supports property taxes, covered utilities, staffing and building operations.

Both homes are offered directly by their owners. Buyer’s agents are welcome with 2% buyer-agent compensation. Direct buyers are welcome, and offers should include purchase price, down payment, proof of financing or funds and desired closing timeline. The sellers’ real-estate attorney is selected and the parties are ready for an expeditious closing.

Video, photos and private showings: modernprewar.com

Washington Plaza

Rules and requirements

Washington Plaza requires board approval for all purchases. Expect to submit a comprehensive purchase application including financial documentation, employment verification, references and supporting materials. Financing is permitted up to 80% of the purchase price. Gift-funded and guarantor-backed purchases are permitted as long as all parties are listed on the cooperative stock certificate and proprietary lease.

Subletting is permitted after the first year of ownership and subject to board approval. Pets are considered on a case-by-case basis. Smoking is prohibited. Alterations and in-unit washer/dryer installations require board approval. The seller has the purchase application, offering plan/amendments, financial statements & budgets and current house rules available for serious prospective buyers to review.

Benchmarks

Recent transactions in the same cooperative provide a more relevant reference point than broad neighborhood averages. Contract listings are identified separately from recorded closings.

D32 · Two-bedroom				E3 · One-bedroom			
			Asking \$650,000				Asking \$435,000
RESIDENCE	EVENT	PRICE	PUBLISHED DETAILS	RESIDENCE	CLOSING	PRICE	PUBLISHED DETAILS
C52	Contract 5/28/26	\$675,000*	1,020 sq ft · \$1,324 maintenance · renovated · garden/fountain view	D56	3/30/26	\$475,000	Approx. 938 sq ft · \$932 maintenance · move-in ready · open kitchen
C35	Contract 5/12/26	\$625,000*	5 rooms · \$1,028 maintenance · third floor · renovated kitchen	C24	1/28/26	\$472,500	954 sq ft · \$971 maintenance · renovated junior-four/flexible room
A65	Recorded 6/3/26 3/30 transaction milestone supplied	\$715,000	1,127 sq ft · \$1,336 published maintenance · top floor	B44	7/11/25 listing updated 7/13	\$480,000	886 sq ft · \$946 maintenance · renovated · garden-facing

D32 sits squarely in the recent range.

Its \$650,000 ask is about \$21,700 (3.2%) below the three-price average and \$25,000 below the median benchmark. Published maintenance is approximately \$210/month below the comparable average—about \$2,520 per year—while D32 still offers 970 sq ft, two true bedrooms and seven closets.

E3 offers a lower entry point.

Its \$435,000 ask is about \$40,800 (8.6%) below the three-sale average and \$40,000 below the median benchmark. At \$831/month, maintenance is roughly \$119/month below the comparable average—about \$1,425 per year. The comps are larger, so this is not a direct price-per-square-foot comparison; E3’s case is lower total acquisition and carrying cost, efficient 698 sq ft and a distinctive courtyard-fountain setting.

How to read these comparisons

*C52 and C35 were publicly reported as signed contracts at the last asking prices shown. Final contract prices are generally not public until closing records appear and may differ. A65, D56, C24 and B44 are reported or recorded closings. Published square footage, maintenance, condition and event dates come from listing services and public records and should be independently verified. Maintenance amounts may have changed since a listing was published.

The comparison is intentionally limited to recent Washington Plaza homes with the same bedroom count. Floor, exposure, line, renovation quality, exact size, condition and financing terms can materially affect value.

Bottom line: D32 is positioned within—and below the center of—the latest two-bedroom range. E3 asks substantially less in total dollars than the latest one-bedroom closings, with lower published monthly maintenance.