

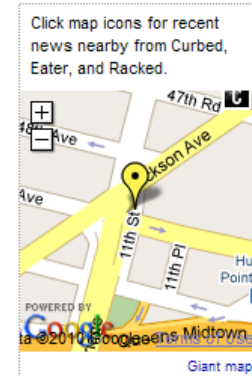


March 1, 2010

DOOR PRIZES

Closings Kick Off at LIC's L Haus, and Here Come the Freebies

Monday, March 1, 2010, by Joey



L HAUS
11-02 49th Avenue, Queens,
New York

→ [Long Island City](#)

→ [Door Prizes](#)

→ [L Haus](#)

→ [Real Estate Sold](#)

→ [Stahl Organization](#)

The path has been long, the StreetEasy message board discussion, [heated](#), but Long Island City's **L Haus** has finally hit the 15% sold mark, clearing the way for the offering plan to be declared effective and closings to begin. And indeed, a pair of February sales have hit public record—both one-bedrooms a tad smaller than 700 square feet, which **sold for \$385k and \$395k**. The 122-unit Cetra/Ruddy-designed building near the Pulaski Bridge, with bundles of amenities and a funky L-shape that gives it a large landscaped courtyard, is no stranger to [dangling carrots](#) in front of buyers, and that's getting ramped up with units now ready for immediate occupancy.

The L Haus [website](#) points out that on contracts signed by March 31, the developer is offering \$10,000 towards closing costs, two months of included common charges and, for the next six buyers, a **free rooftop cabana**. The cabanas sell for around \$70,000 and up, so this ain't chump change. Prices hover around \$600/sf (here's a [look inside](#) a \$1.4 million duplex), and the incentives-in-lieu-of-PriceChoppage seem to indicate that developer the Stahl Organization, which also owns Apple Bank, isn't panicking yet. **UPDATE:** The incentives are only being offered on two- and three-bedroom units.

- [L Haus at 11-15 50th Avenue](#) [StreetEasy]
- [L Haus](#) [Official Site]
- [L Haus coverage](#) [Curbed]