

\$269,000 - 1935 Shore, Brooklyn

MLS® #493648

\$269,000

1 Bedroom, 1.00 Bathroom, 800 sqft
Co-Op

N/A, Brooklyn, New York

Welcome to Waterview Towers, located in the Bath Beach section of Brooklyn. We have a spacious and charming one-bedroom, one-bath co-op on the 8th floor of a 16 story building, with Manhattan skyline views. This apartment is filled with potential and waiting for your personal touch. Featuring all original details, it offers a rare opportunity to create the home of your dreams. Bring your vision and transform this space into your own stylish sanctuary. Located in a well-maintained building close to shopping, transportation, and the beautiful waterfront. Amenities include on site live-in superintendent, card operated laundry room, community room, children's playground for tenants only (with key for entry), intercom security system, nighttime part-time security guard, wait list for parking (additional fee of \$100 per month). Close to Calvert Vaux Park, schools, public transportation (express bus is across the street), nearby shopping (BJ's, Food Bazaar, Home Depot, Walgreens, Caesars Bay Shopping Center which includes Target, Kohl's, Best Buy, Five Below, Skechers), Verrazano Sports Complex, Crunch Fitness. Monthly maintenance is \$847.25, which includes electric, gas, heat, water, taxes. Additional fees: \$30 per air conditioner per month, \$10 dishwasher per month. Sublets must be approved by the board of directors. Must live in the apt minimum of one year. Flip tax: \$7950.00 paid by seller, Minimum down payment: 20%. Starting 7/1/25 Current



assessment: \$159 for Local Law 11 brick and terrace work. Cross streets Bay 44th Street and 26th Ave.

*Please note some images have been virtually staged to better showcase the true potential of rooms and spaces in the home.

Built in 1963

Essential Information

MLS® #	493648
Price	\$269,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	800
Year Built	1963
Type	Co-Op
Sub-Type	Coop
Status	Active

Community Information

Address	1935 Shore
Area	Bath Beach
Subdivision	N/A
City	Brooklyn
County	Kings (Brooklyn)
State	New York
Zip Code	11214

Amenities

Amenities	Doorman â€“ PT, Door â€“ Intercom, Laundry â€“ Card Operated, Resident Superintendent, Secure Lobby, Storage rooms
Utilities	Heat, Septic, Sewer, Water, Electric, Gas, Sprinkler System
Features	Elevator, Laundry Area, Refrigerator, Stove, A/C Unit - Window, Terrace

Interior

Interior	Tile
Appliances	Refrigerator, Stove

Heating Steam/Radiator

Additional Information

Date Listed June 23rd, 2025

Days on Market 108

Listing courtesy of MadisonEstates Sothebys Realty

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