

\$258,900 - 1199 53rd, Brooklyn

MLS® #495401

\$258,900

2 Bedroom, 1.00 Bathroom, 752 sqft
Co-Op

N/A, Brooklyn, New York

Kings Village - 2 bed Coop located in the sought-after neighborhood of Flatlands is quiet, bright, and well-maintained with modern kitchen, bathroom and unblemished hardwood floors: check out the Virtual Tour. Its a vacant move-in ready gem for the next owner and is very easy to show. \$1006 maintenance includes cooking gas & heat, and add Capital Assessment of \$258. Easy access to onsite laundry, storage(waitlist), parking is \$165(waitlist). Sorry no pets. Convenient to B6, B46, B82 & B103 buses, shopping all around & at Kings Plaza. Subletting requires Board approval. Financing is available through EastWest Bank contact listing broker for mortgage broker detail. Present all offers with preapproval/proof of funds. Further information on Kings Village can be found at https://www.domecilecom/buildings/1755_Utica_Avenue.

Please note that the Board is considering the following criteria when reviewing resale applications:

The minimum yearly income of the purchaser(s) must be 7x the annual maintenance payment.

A minimum credit score of 675 will be considered.

The applicant must reside within Kings Village as their PRIMARY RESIDENCE for a period of no less than 2 years.

The applicant should not have a mortgage obligation for ANY OTHER RESIDENCE, than



the one sought within Kings Village.

The yearly total of all debt payments should not exceed 45% of the purchasers total yearly income.

Total yearly income is determined by referring to the gross income shown on the purchasers Federal Income Tax return.

There is a Capital Contribution of \$1 per share payable by the purchasers, to Kings Village Corp., which is due at closing.

Built in 1966

Essential Information

MLS® #	495401
Price	\$258,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	752
Year Built	1966
Type	Co-Op
Sub-Type	Coop
Status	Active

Community Information

Address	1199 53rd
Area	Flatlands
Subdivision	N/A
City	Brooklyn
County	Kings (Brooklyn)
State	New York
Zip Code	11234

Amenities

Amenities	Door “ Intercom
Utilities	Gas, Heat
Features	Refrigerator, Stove, Other

Interior

Interior	Hardwood
Appliances	Refrigerator, Stove
Heating	Steam/Radiator

Additional Information

Date Listed August 31st, 2025

Days on Market 4

Listing courtesy of MC Realty Consulting & Mgt.Inc

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