

\$389,900 - 1935 Shore, Brooklyn

MLS® #495468

\$389,900

2 Bedroom, 1.00 Bathroom, 1,000 sqft
Co-Op

N/A, Brooklyn, New York

Welcome to Waterview Towers, located in the Bath Beach section of Brooklyn. This 2-bedroom, 1-bathroom coop is located on the 9th floor of a 16 story building. Enjoy breathtaking views of the NYC skyline and building garden, all while basking in an abundance of natural sunlight that floods every room. Spacious and well-kept apartment offering great potential. The kitchen features refaced modern cabinets, formica countertops and backsplash, and a tiled floor. The living room is carpeted and ready for your personal touch with new flooring. The bathroom includes an updated vanity while maintaining its original charm. A perfect opportunity to update to your taste and make this home truly your own. 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 \$1058.70, which includes electric, gas, heat, water. Additional fees: \$30 per air conditioner, \$10 dishwasher per month. Monthly assessment of \$198.50 for brick and terrace



work. Total per month \$1,327. Sublets must be approved by the board of directors. Must live in the apt minimum of one year. Flip tax \$9,925 paid by seller. Minimum down payment 20%. Cross streets 26th Ave and Bay 44th Street. *Please note some images have been virtually staged, and cleaned out to better showcase the true potential of rooms and spaces in the home.

Built in 1963

Essential Information

MLS® #	495468
Price	\$389,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,000
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	Door “ Intercom, Laundry “ Card Operated, Recreational Room, Resident Superintendent, Secure Lobby, Security Patrol, Storage rooms
Utilities	Electric, Gas, Heat, Septic, Sewer, Sprinkler System, Water
Features	A/C Unit, Dishwasher, Elevator, Microwave, Refrigerator, Stove, Terrace

Interior

Interior	Carpeting, Tile
Appliances	Dishwasher, Microwave, Refrigerator, Stove
Heating	Steam/Radiator
Cooling	A/C Unit

Additional Information

Date Listed	September 4th, 2025
Days on Market	55

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