

\$1,249,999 - 3165 Emmons, Brooklyn

MLS® #496346

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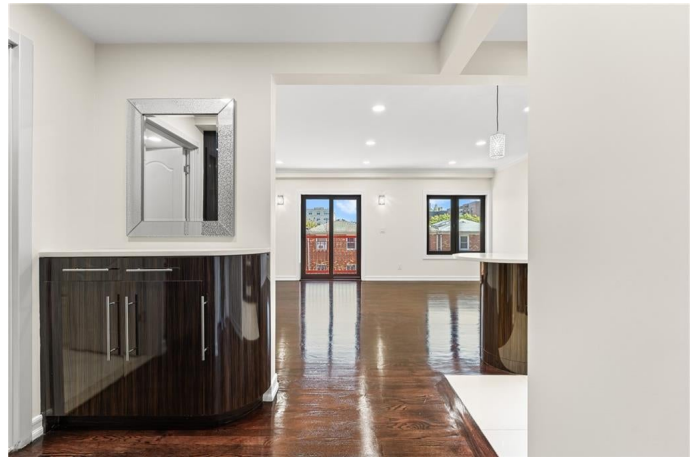
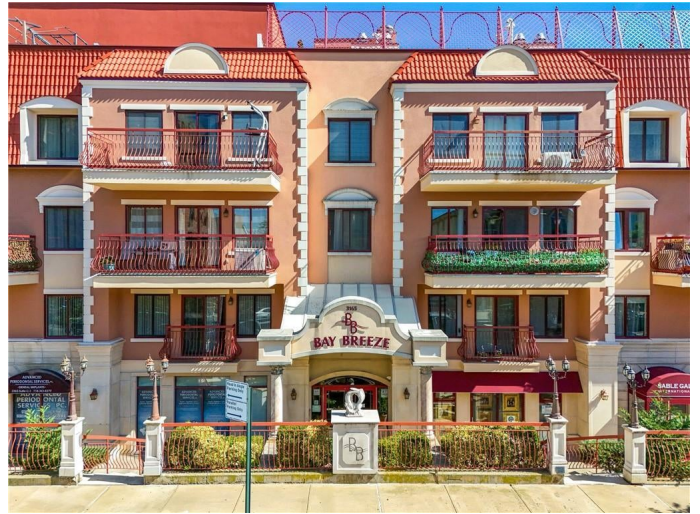
3 Bedroom, 3.00 Bathroom, 1,519 sqft
Condo

N/A, Brooklyn, New York

Welcome to Bay Breeze Condominium, an exclusive waterfront address in the heart of Sheepshead Bay where elegance meets effortless coastal living. This rare 1,519-square-foot duplex penthouse is a masterclass in modern refinement, offering three bedrooms, three bathrooms, and impeccable craftsmanship—including brand-new, German-engineered Winkhaus two-mode soundproof windows that merge tranquility with striking design.

A gracious entry foyer with custom-built closets and bespoke cabinetry sets the tone for understated sophistication. The designer kitchen features rich dark zebrawood cabinetry, Caesarstone quartz countertops, Bosch appliances, and a fully integrated Sub-Zero refrigerator, opening to an expansive living room and private rear balcony—perfect for morning espresso or twilight gatherings. A spa-inspired bathroom with a Jacuzzi tub and concealed wall pantry housing the home's smart systems maintains a minimalist aesthetic.

Upper level, a thoughtful split-bedroom layout ensures privacy. Two secondary bedrooms feature designer stretch ceilings, custom lighting, and a sleek full bath. The east-facing primary suite, bathed in light, offers wall-to-wall custom closets and an elegant ensuite bath. A sprawling terrace—large enough for a twelve-person dining table—crowns the



residence, ideal for alfresco entertaining.

Enhanced by Canadian cherrywood floors, high ceilings, and a full smart-home system with cameras and alarms, this home includes central air, a new Navien tankless water heater, and an in-unit washer/dryer. This exceptional residence includes two side-by-side deeded parking spaces, ideally positioned for effortless access, with a convenient additional storage wall behindâ€”completing a home that epitomizes elegance, comfort, and distinction. Residents enjoy a secure lobby, part-time doorman, indoor parking, and a rooftop retreat with panoramic water viewsâ€”Sheepshead Bay luxury at its finest.

Built in 2007

Essential Information

MLS® #	496346
Price	\$1,249,999
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,519
Year Built	2007
Type	Condo
Sub-Type	Condo
Status	Active

Community Information

Address	3165 Emmons
Area	Sheepshead Bay
Subdivision	N/A
City	Brooklyn
County	Kings (Brooklyn)
State	New York
Zip Code	11235

Amenities

Amenities	Secure Lobby, Deck Rooftop, Doorman â€“ PT
Utilities	Septic, Sewer, Water, Other, Sprinkler System
Features	Central Air, Dishwasher, Elevator, Microwave, Refrigerator, Stove, Terrace, Other, Deck, Dryer, Garage Door Opener(s), Laundry Area, Washer
Is Waterfront	Yes

Interior

Interior	Hardwood, Tile
Appliances	Dishwasher, Microwave, Refrigerator, Stove, Dryer, Washer
Heating	Hot Air
Cooling	Central Air

Additional Information

Date Listed	October 7th, 2025
Days on Market	4
Tax	\$12,170

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