

\$449,000 - 2963 Ocean, Brooklyn

MLS® #496851

\$449,000

1 Bedroom, 1.00 Bathroom, 810 sqft
Condo

N/A, Brooklyn, New York

Welcome to this bright and spacious one-bedroom residence on the third floor of a boutique condominium. As the largest one-bedroom layout in the building, this top-floor home offers both comfort and flexibility. The apartment features an eat-in kitchen with a window, a windowed bathroom, and an oversized bedroom that can easily be converted into two rooms to suit your needs. A generous living room with multiple exposures fills the space with natural light, and a private balcony provides open city views, perfect for enjoying your morning coffee or an evening breeze.

A washer and dryer can be installed in the unit, and there is also a shared laundry area in the building. The monthly common charge of \$534 includes heat, gas, and water, while the monthly taxes are approximately \$684. The apartment is equipped with a thermostat that allows you to control the heating.

The building is pet-friendly and does not require board approval, making the purchase process simple and flexible. Subletting is allowed from day one, offering a great opportunity for both end users and investors. The location is exceptional, just moments from the beach and boardwalk, near Luna Park, New York Aquarium, local supermarkets, restaurants, and convenient access to public transportation. This is a perfect blend of comfort, convenience, and investment potential in one of Brighton Beach's most desirable area



Built in 1972

Essential Information

MLS® #	496851
Price	\$449,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	810
Year Built	1972
Type	Condo
Sub-Type	Condo
Status	Active

Community Information

Address	2963 Ocean
Area	Brighton Beach
Subdivision	N/A
City	Brooklyn
County	Kings (Brooklyn)
State	New York
Zip Code	11235

Amenities

Amenities	Door “ Intercom, Laundry “ Card Operated
Utilities	Gas, Heat, Sewer, Water
Features	Laundry Area, Refrigerator, Stove

Interior

Interior	Carpeting, Hardwood
Appliances	Refrigerator, Stove

Additional Information

Date Listed	October 23rd, 2025
Days on Market	1
Tax	\$8,212

Listing courtesy of eXp Realty BKNY

be interested in purchasing. Information is deemed reliable but is not guaranteed accurate by the MLS or [INSERT BROKER NAME].Data last updated: October 26th, 2025 at 11:00pm EDT