

\$1,588,888 - 28 Waterside, Staten Island

MLS® #496935

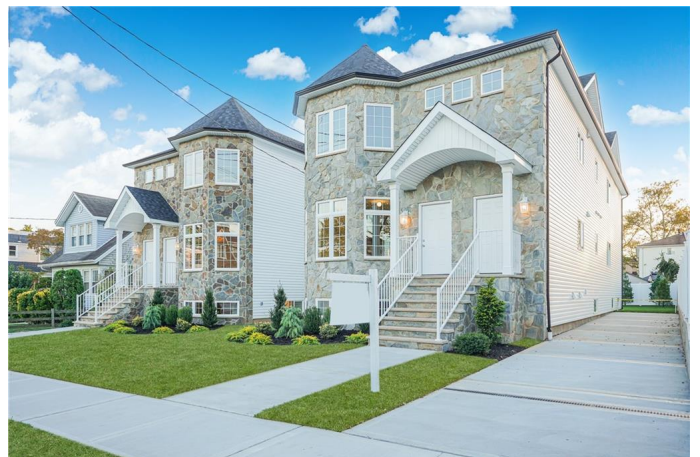
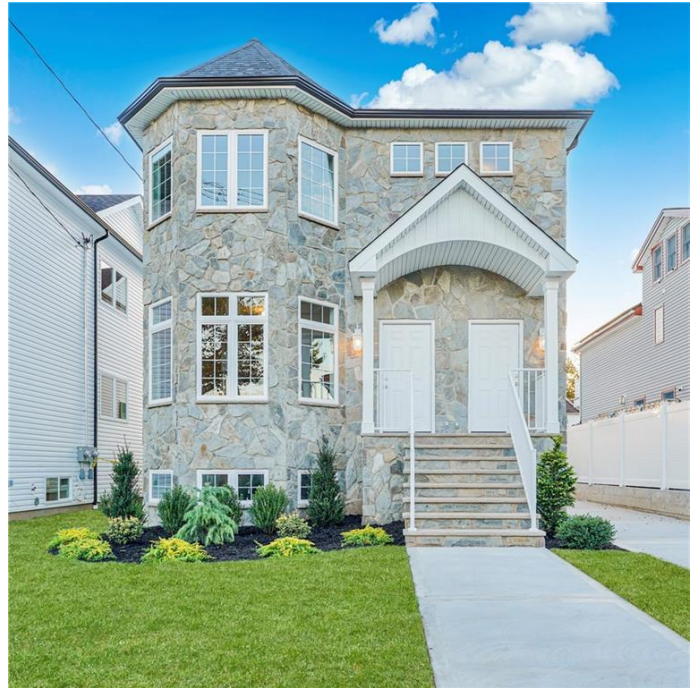
\$1,588,888

8 Bedroom, 5.00 Bathroom, 5,144 sqft

Multi-Family

N/A, Staten Island, New York

Introducing this new construction 7-over-7 two-family home built by one of Staten Island's premier developers. Designed with both luxury and practicality in mind, this 25' x 72' residence is set on an impressive 40' x 128' oversized lot on a quiet private street just off the Hylan Blvd. corridor. This thoughtfully designed 7-over-7 layout offers a total of eight spacious bedrooms—four in each unit—and three full bathrooms, including one in the fully finished walk-out basement. The owner's unit spans the second floor and basement levels, while the rental unit occupies the first floor. The walk-out lower level adds exceptional flexibility, featuring a full bathroom, utility room, and direct access to a beautifully landscaped backyard—ideal for recreation or entertaining. Each unit showcases an expansive open-concept layout with a modern kitchen featuring stainless steel appliances that flow seamlessly into the living and dining areas, enhanced by 9-foot ceilings that add volume and light to the space. Both units are equipped with their own washer and dryer, fully electric heating and air conditioning systems, as well as a mini-split unit in the basement providing additional comfort for that level. The home's exterior features a full stone facade, manicured landscaping, and off-street parking for up to 5 vehicles. Situated just moments from express bus lines, the Staten Island Railway, Great Kills Marina, Marina Café, and Great Kills Park, this location offers the ultimate convenience and connectivity. NOTE:



Square footage includes basement space.

Built in 2025

Essential Information

MLS® #	496935
Price	\$1,588,888
Bedrooms	8
Bathrooms	5.00
Square Footage	5,144
Year Built	2025
Type	Multi-Family
Sub-Type	Multi-Family
Status	Active

Community Information

Address	28 Waterside
Area	Great Kill
Subdivision	N/A
City	Staten Island
County	Staten Island
State	New York
Zip Code	10308

Amenities

Amenities	NONE
Features	A/C Unit, Central Air, Central Air - Split, Dishwasher, Dryer, Microwave, Stove, Washer

Interior

Interior	Hardwood, Tile
Appliances	Dishwasher, Dryer, Microwave, Stove, Washer
Heating	Heat Pump, Hot Air
Cooling	A/C Unit, Central Air
# of Stories	3
Has Basement	Yes
Basement	Finished, Full, Separate Entrance

Exterior

Exterior	Stone, Vinyl Siding
Roof	Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 27th, 2025
Days on Market	1
Zoning	R3-1

Listing courtesy of James Pannullo Real Estate Inc

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