

Brand New Construction (Built in 2023) – Legal Two-Family Home

96 Coale Ave, Staten Island, NY 10314

\$1,449,000



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Disclaimer: All Information provided is deemed reliable, but is not guaranteed and should be independently verified.



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Discover modern living and exceptional versatility in this beautifully designed two-family property—perfect for both homeowners and investors.

Ground Floor Unit:

This unit features a bright, open-concept layout with a spacious living room and a modern kitchen complete with a center island. It offers two generously sized bedrooms and 2.5 bathrooms, including a luxurious primary suite with a jacuzzi. A fully finished basement provides additional living or recreational space. The unit is equipped with brand-new appliances, including a dishwasher, as well as an in-unit washer and dryer.

Second Floor Unit:

The upper unit includes two bedrooms and 2.5 bathrooms, along with an open kitchen featuring a center island and a large, sun-filled living area. The attic adds extra value with an additional bedroom and the potential to build another bathroom (plumbing already in place). This unit also comes with brand-new appliances and its own washer and dryer.

Additional Features: New hardwood flooring throughout, Central heating and air conditioning with separate zones, Security/monitoring system, New windows bringing in abundant natural light, Spacious 40×100 lot, Quiet residential block, Convenient walking distance to stores and public transportation, Private balconies for each unit, Beautiful garden and outdoor terrace, Private driveway

Lot: 40.08 x 100 ft

Building: 43 x 25 ft

Zoning: R3X

FAR: .60; Max FAR: .75

Taxes: \$10,221/Yr



Bedrooms	4
Bathrooms	5
Size	2,385 SF
Taxes	\$10,221/yr

Don't Miss This Unique Investment Opportunity! Call TODAY!



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