

**Agent Full****Coop**  
**441945 Sold****9281 Shore Rd #527**  
**Brooklyn, New York 11209****L \$478,000**  
**C \$460,000**

Borough:	<b>Brooklyn</b>	Bedrooms:	<b>2</b>
Neighborhood:	<b>Bay Ridge</b>	Baths Full:	<b>1</b>
Cross St 1:	<b>93rd Street</b>	Baths Half:	<b>0</b>
Cross St 2:		Baths 3/4:	<b>0</b>
Bldg Type:	<b>Detached</b>	Tot Rms:	<b>4</b>
Type:	<b>Apartment</b>	Apx Sqft:	<b>1,000</b>
Total Units:	<b>108</b>	Floor#:	<b>5</b>
Project Name:	<b>9281 Shore Road Owners Corp</b>	Top Floor:	<b>No</b>
Window in Bath:	<b>Yes</b>	Window in Kitchen:	<b>Yes</b>
Mgmt Co/Agent:	<b>Ditmas Management</b>	Waterfront:	
Mgmt Phone:	<b>516-374-7000</b>	Year Built:	<b>1940</b>
Coop Shares:	<b>1,230</b>	Hndcap Acc:	<b>Unknown</b>
Pets:	<b>Yes</b>	A/C Units:	<b>0</b>
Sublet:	<b>Yes</b>	Own Occup:	<b>No</b>
Maint \$:	<b>\$1,143.24</b>	Sale Type:	<b>Arm's Length</b>
Down Pmt %:		OO Units Sold:	<b>80/%</b>
Stock Certificate:	<b>Yes</b>	Flip Tax Fee:	<b>2%</b>
Bank Financing:	<b>Yes</b>		

Type (Dim)  
**Bedroom (x)**  
**Bath-Full (x)**  
**Kitchen (x)**

Desc

Type (Dim)  
**BR-Master (x)**  
**Foyer (x)**  
**Living/Dining Combo (x)**

Desc**FEATURES**

Parking: Condition: **Excellent**  
 Parking Attrib: **Street**  
 Features: **Dishwasher, Elevator, Laundry Area, Microwave, Refrigerator, Stove**  
 Maint \$ Includes: **Heat, Sewer, Water, Other**  
 Addl Fee/Includes: **\$50/Storage**  
 Assessment Inc?: **No** Fee Ends: Board Appr: **Yes**

Remarks: **This modern Renovated 2 Bedroom Coop has just hit the Bay Ridge market! This Unit was Renovated in January of 2020 with New Hardwood Floors, Updated Custom Kitchen with dishwasher and Bathroom with glass shower doors. The Unit consists of a Large Master Bedroom, great sized 2nd Bedroom, Over-sized Living Room and Dining Combo. (See Floor Plan) Unit faces North and gives off a lot of Sun Light! Building also features a Laundry Area, Gym, Bike Room and Storage Room! Conveniently located on corner of Shore Road and 93rd Street on a quiet tree-lined block. Area puts you right near local shops, the Promenade and public transportation including X-27 Express Bus Service to Manhattan and the R Subway Line. This home is located in District 20 and is zoned for P.S. 104 Elementary-Junior High and Fort Hamilton High School. Maintenance is \$1,143.24 plus optional \$5/month fee for Bike Storage, Gym Access and \$50/month Storage Room. Must be seen to truly appreciate! Motivated Seller, Present All Offers! BONUS: See 3-D TOUR with 3-D Walk-Through and Doll-House Floor Plan!**

**AGENT/BROKER INFO**

List Office:	<b>RE/MAX Edge (118210)</b>	List Agent:	<b>Daniel Gamil</b>
Phone(s):	<b>(718) 612-3088/</b>	Phone/Cell:	<b>(718) 612-3088/(718) 313-0214</b>
Fax Phone:	<b>(347) 414-7991</b>		
Email:	<b><a href="mailto:michaelnapolitano@remaxedgeny.com">michaelnapolitano@remaxedgeny.com</a></b>	Email:	<b><a href="mailto:info@expansionteamnyc.com">info@expansionteamnyc.com</a></b>
		CoList Agent:	<b><a href="#">Ruslan Mingazov</a></b>

Showing Instructions:  
**Email [info@ExpansionTeamNYC.com](mailto:info@ExpansionTeamNYC.com) for all questions, showings and offers.**

Owner:	<b>Lauren Milazzo</b>	Owner Phone:	<b>516-660-8247</b>
Address:			
Owner Email:			
Owner Occup:	<b>No</b>	On Internet:	<b>Yes</b>
		Addr on Inter:	<b>Yes</b>

Full Comm:	<b>5.00 %</b>	Buyer Agent:	<b>2.00 %</b>	Broker Agent:	<b>2.00 %</b>	Neg Thru:	<b>Broker</b>
------------	---------------	--------------	---------------	---------------	---------------	-----------	---------------

List Date:	<b>08/24/2020</b>	Last List Price:		Last Ch Date:	<b>04/15/2021</b>	DOM / CDOM:	/
Expiration Dt:	<b>02/25/2021</b>	Orig List Price:	<b>\$478,000</b>	Last Ch Type:	<b>Sold</b>		
Pending Date:	<b>11/10/2020</b>	Close Date:	<b>2021-04-15</b>				
Selling Agt:	<b><a href="#">Daniel Gamil</a></b>			Selling Office:	<b><a href="#">RE/MAX Edge</a></b>		