



Victor Weinberger 917-806-7040 (cell) or 866-308-6699 (Toll Free Office)

**FOR SALE: FANTASTIC LOCATION 3.5 ROOM CO-OP**  
(Facing Astoria Park, The Bridge and Manhattan)

**19-19 24<sup>th</sup> Ave, Unit R402, Astoria, NY**  
**\$465,000**



**19-19 24th Ave, Apt R402**

**Amazing 3.5 Rm Co-op**  
**Across the park and with**  
**amazing views**

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- \* **Doorman**
  - \* **2 Gyms**
  - \* **Laundry room each floor**
  - \* **Storage**
  - \* **Parking (\$\$\$)**
  - \* **Maintenance: \$730 (includes Gas)**

**Empire State Building:**  
**Clear view**

**RE/MAX** For Sale  
**VICTOR WEINBERGER**  
**917-806-7040**  
**RE/MAX** 866-308-6699  
Team, Inc. [www.VictorWeinberger.com](http://www.VictorWeinberger.com)

**UNIT R402 DESCRIPTION:**

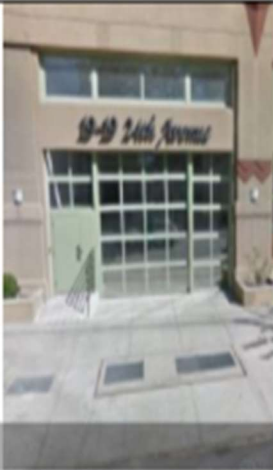
This luxury 1 BR co-op is steps from Astoria Park, redefines the modern home with gorgeously flowing open layout. This sun flooded one bedroom apartment offers breathtaking Southern Views of the East River and Astoria Park, massive windows, spacious galley kitchen, luxurious bathroom and closets galore. Spectacular balcony makes perfect extension to your interior space. HVAC unit in each room.

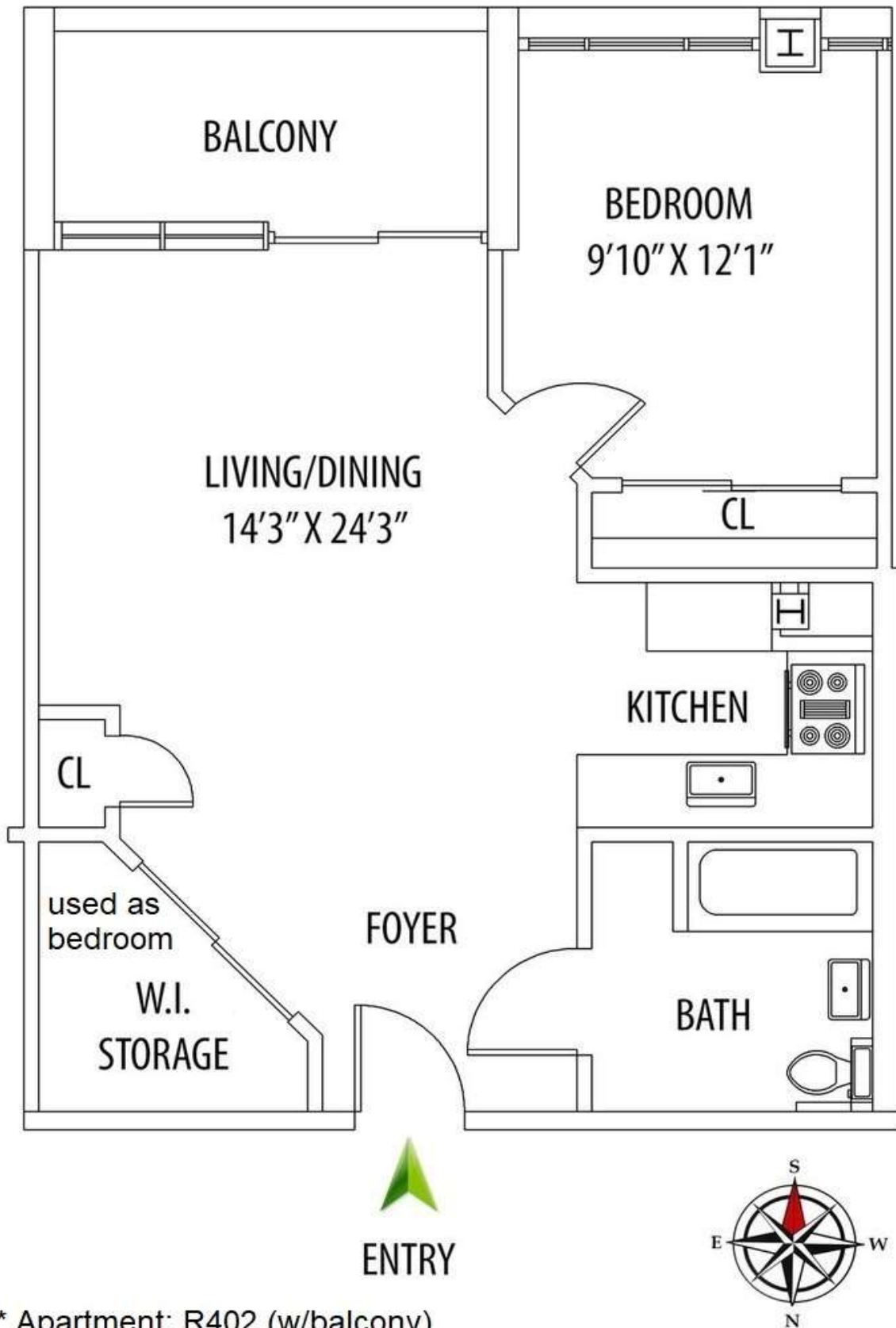
Enjoy an abundance of concierge level amenities including a 24-hour doorman, building link, two fitness rooms, private storage, laundry on every floor, parking (\$150 uncovered, \$200 covered), and more!

You'll cherish Astoria Park's suburban like serenity and 56 acres of park grounds featuring NYC's largest swimming pool, tennis courts, running track, bandstand, multiple trails, basketball courts, playgrounds, amazing shoreline views, and more. Located close to transportation N,Q trains, Q69 bus.



# THE LISTING

<b>1919 24th Ave, Astoria, NY 11102</b>		<b>Unit #: R402</b>	<b>List Price: \$465,000</b>	
 <p style="font-size: small; margin-top: 5px;">1 of 8 <span style="float: right;">⏪ ⏩</span></p>	<b>ML#: 3015196</b> Co-Op		Det	LSC: NEW
	<b>Sec/Area:</b>		<b>Devel:</b> Unknown	
	<b>Schools:</b> 30    Community District 30		<b>Model:</b> Unknown	
	<b>Taxes:</b> 0		<b>Rooms:</b> 4	<b>Zone:</b> 11
	<b>Vill Tax:</b>		<b>Br:</b> 1	<b>MBR 1st Flr:</b> Y
	<b>Total Taxes:</b> 0		<b>Baths Full:</b> 1	<b>Baths Half:</b> 0
	<b>Taxes w/Basic STAR:</b>		<b>Bsmt:</b> None	<b>Fin. Bsmt:</b> N
	<b>Com Charges:</b>		<b>Sec:</b>	<b>Dis:</b>
<b>Maint.:</b> \$730.00		<b>Ded%:</b>	<b>Block:</b>	
<b>Adult Comm:</b> N		<b>Gated:</b>		
<b>Building:</b>		<b>Tax Unit#:</b>		
<b>Beach Rts:</b>		<b>Dock Rts:</b>		
<b>Cross Street:</b> 21st St			<b>Walk Score®:</b> <u>83</u>	
<b>Directions:</b> 24th Ave Bet 21st Street And 19th Street.				
<p><b>Property Desc:</b> Large 1 Bedroom Plus Nursery/Office/Walk In Closet Top Floor Unit With Brand New Hardwood Floors And Kitchen With Granite Counter Top And Stainless Appliances With 2 Years Left On The Warranty And Glass Backsplash. Large Bedroom Fits A King Size Bed Plus Furniture. Low Maintenance Includes Taxes, Heat, Water, Gas And More. Brand New Hvac System In The Living Room. Full Nyc Skyline View And Rfk Bridge As Well As Astoria Park And Partial River View. Luxury Building With 24H Doorman.</p>				
<u><b>Property Info</b></u>	<u><b>Rooms/Building</b></u>	<u><b>Appliances/Utilities</b></u>	<u><b>Exterior/Misc</b></u>	
<b>Appx Yr Built:</b> 1920 <b>New Construct:</b> N <b>Construction:</b> Other <b>Front Expose:</b> <b>Corner:</b> <b>Appearance:</b> <b>Waterfront:</b> N <b>Waterview:</b> N <b>Bulkhead:</b> <b>Bylaws Attached:</b> <b>Managing Agt:</b> <b>Mang Agt Ph:</b> <b>Amenities:</b>	<b>Kitchen:</b> Eik <b>Dining Room:</b> None <b>Appx Int Sqft:</b> <b>Wood Floors:</b> Y <b>W/W Carpet:</b> <b>Fireplaces:</b> 0 <b>Skylight:</b> <b>Elevator:</b> Y <b>Smoking:</b> N <b>Doorman:</b> <b>Pets:</b> N <b># Flrs in Bldg:</b> <b># Flrs in Unit:</b> <b>Unit on Flr#:</b>	<b>Stove:</b> Y <b>Refrigerator:</b> Y <b>Dishwasher:</b> Y <b>Washer:</b> N <b>Dryer:</b> N <b>A/C:</b> Cac <b>CAC Zones:</b> <b>Heat:</b> Oil, Ha <b>Heating:</b> <b>Electric:</b> <b>Cable:</b> Y <b>Sewer:</b>	<b>Garage:</b> <b>Parking:</b> <b>Spaces:</b> <b>Parking Charges:</b> <b>Patio/Terrace:</b> <b>Pool:</b> N <b>Tennis Ct:</b> <b>Management:</b> <b>Insurance:</b> <b>Reserve:</b> <b>Fees:</b> <b>Oth Fees:</b>	
<b>Bsmt/Subfl:</b>		<b>Also For Rent:</b> N		<b>Max Finance %:</b>
<b>1st Floor:</b> Lr, K, Bdrm, Bath		<b>Short Sale:</b> N		<b>Flip Tax:</b>
<b>2nd Floor:</b>		<b>REO:</b> N		
<b>Auxiliary Rooms:</b>		<b>Supersedes ML#:</b>		
<b>Personal Property Exclusions:</b>				



- \* Apartment: R402 (w/balcony)
- \* Forth Floor: 1 Bedroom, Livingroom, New Kitchen, Dining area, Full bath
- \* Area: 684 Sq.Ft. Balcony 65 Sq.Ft.

Livingroom with Bridge views and balcony



Dining Area View





New Kitchen  
with marble counters



New Kitchen  
with marble counters  
Lots of cabinets

Bedroom with King Size bed

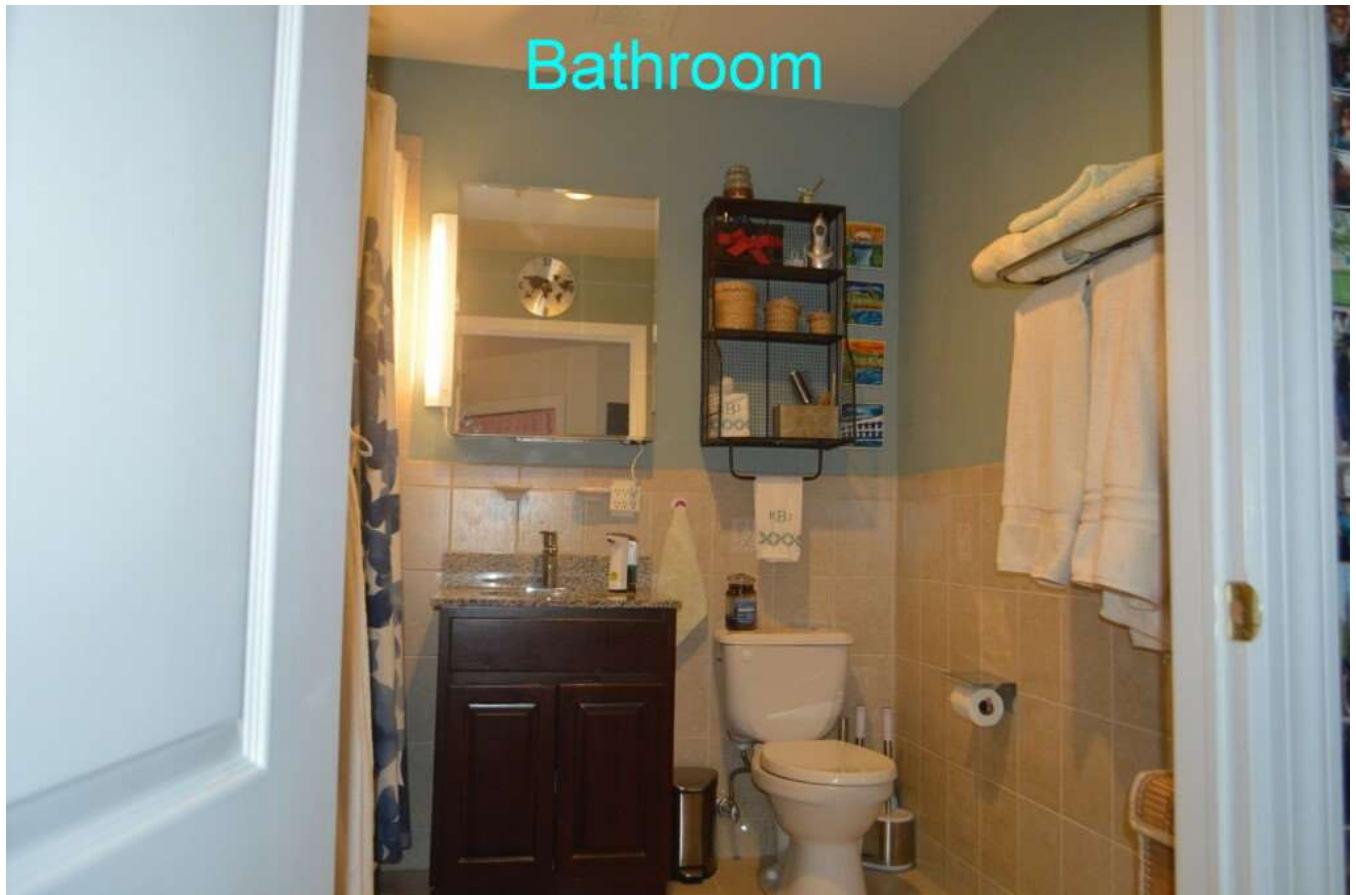


Incredible NYC-Park-Bridge view from your balcony





Dining area used as Bedroom



Bathroom



**Marbled tiles in gorgeous lobby**



**Marbled tiles in gorgeous lobby**



**There are 2 Gyms in the Building**



**Laundry room on every floor**

