



EXCLUSIVE LISTING



**PINNACLE REALTY**  
OF NEW YORK, LLC

6917 Avenue W  
Brooklyn NY 11234

For Sale

**Large Single Family Residential Property**  
**Corner Property For Sale In Bergen Beach, Brooklyn**

| Sq. Ft.  | Types  | Zoning  | Block  | Lots   |
|--|--|---|--|--|
| <br>11,224 Building<br>16,000 Lot | <br>Residential | <br>R3-1<br>R3-2 | <br>08438 | <br>6 |



34-07 Steinway Street, Suite 202 | Long Island City, NY 11101

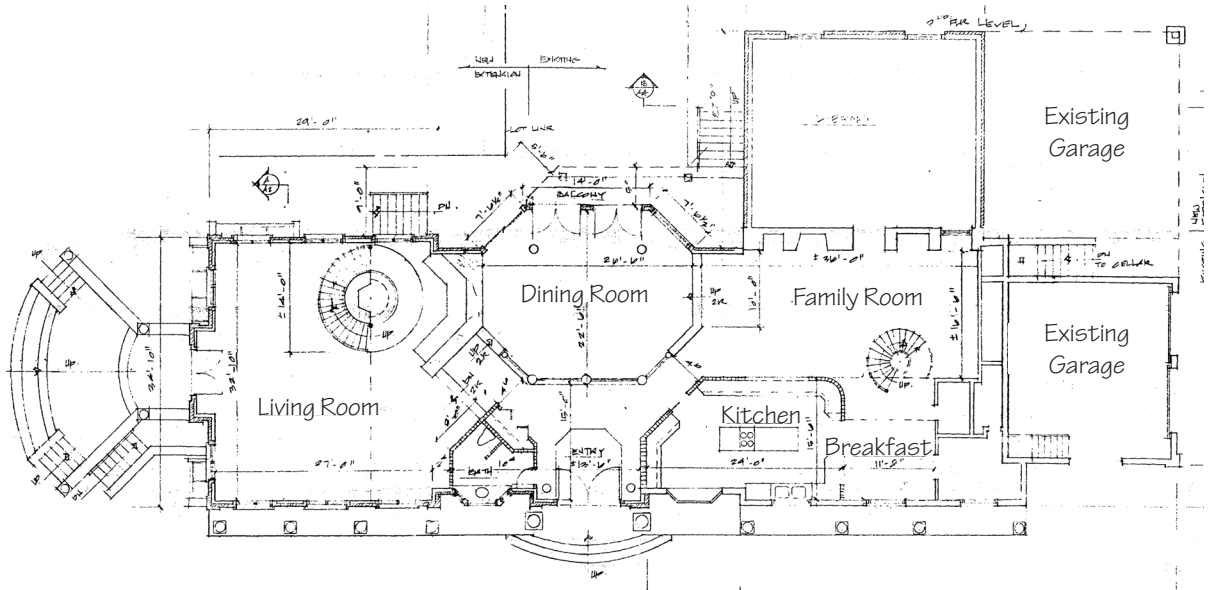
718-784-8282

[pinnacle-ny.com](http://pinnacle-ny.com)

# Proposed Plans 1st Floor

3,842 sf

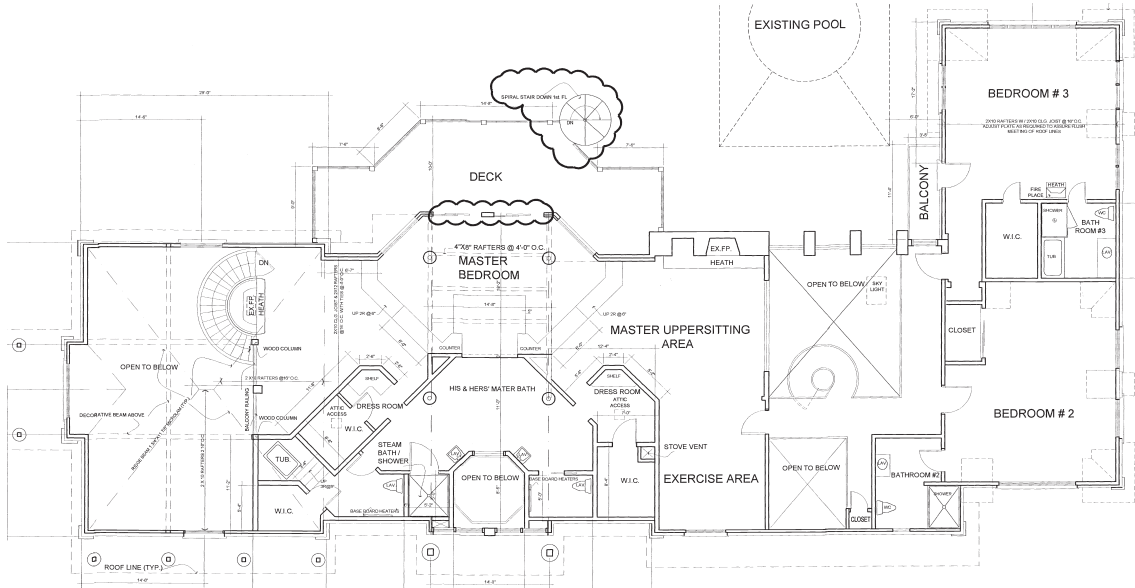
- ✓ Living room
- ✓ Dining room
- ✓ Kitchen
- ✓ Breakfast kitchen
- ✓ Family room
- ✓ 2 Bathrooms
- ✓ 4 Car indoor garage



# Proposed Plans 2nd Floor

4,041 sf

- ✓ Master bedroom with His/Her bathroom and walk-in closets
- ✓ 3 En suite Bedrooms
  - ✓ Sauna room
- ✓ Exercise area
  - ✓ Office
  - ✓ Balconies

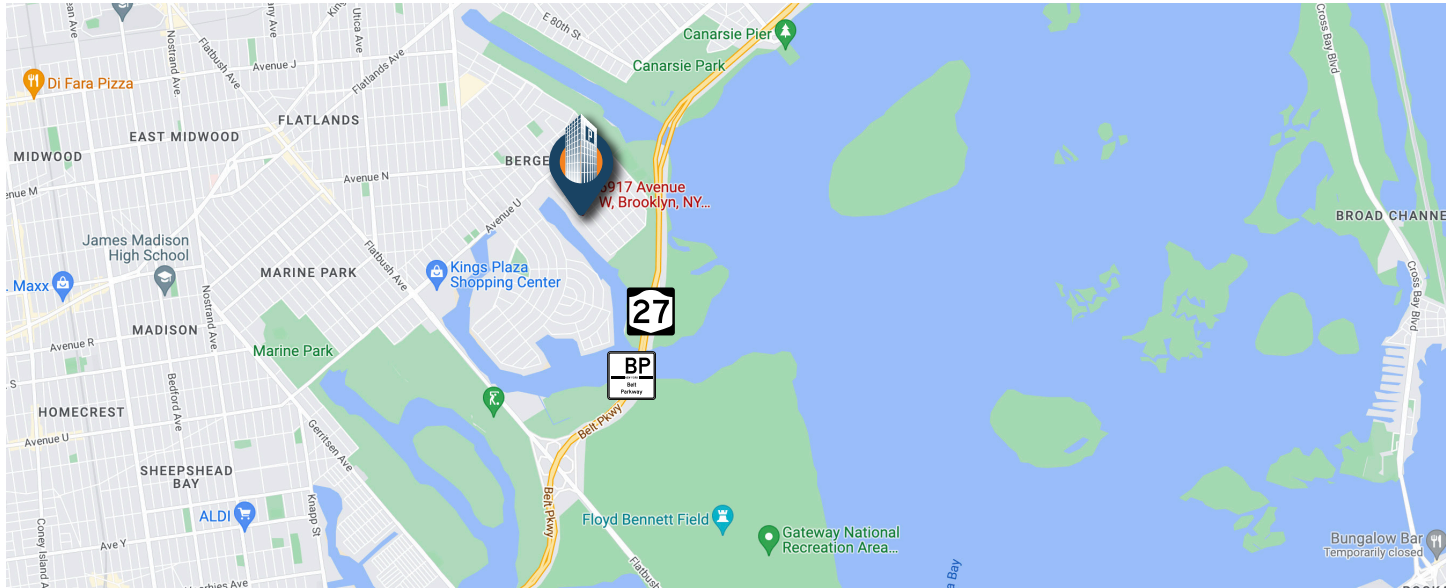


## Exterior and Grounds





## Features:

- ✓ **Lot sf:** 16,000
- ✓ **Lot Dimensions:** 200'x100'x irr
- ✓ **Building sf:** 11,224
- ✓ **Building dimensions:** 110x64
- ✓ **Cellar:** 3,341 sf
- ✓ Pool
- ✓ Gardens



## Transport

-  Belt Parkway  
11.9 miles to JFK International Airport  
6.9 miles to Coney Island
-  B3 + B100: Av U/E 64 St  
B3 + B47: Av U/E 59 St

**For More Information About This Property Contact Exclusive Agents:**



**Nechama Liberow**  
**Associate Broker**  
[nliberow@pinnaclereny.com](mailto:nliberow@pinnaclereny.com)  
718-371-6420