



ESL& Properties, LLC



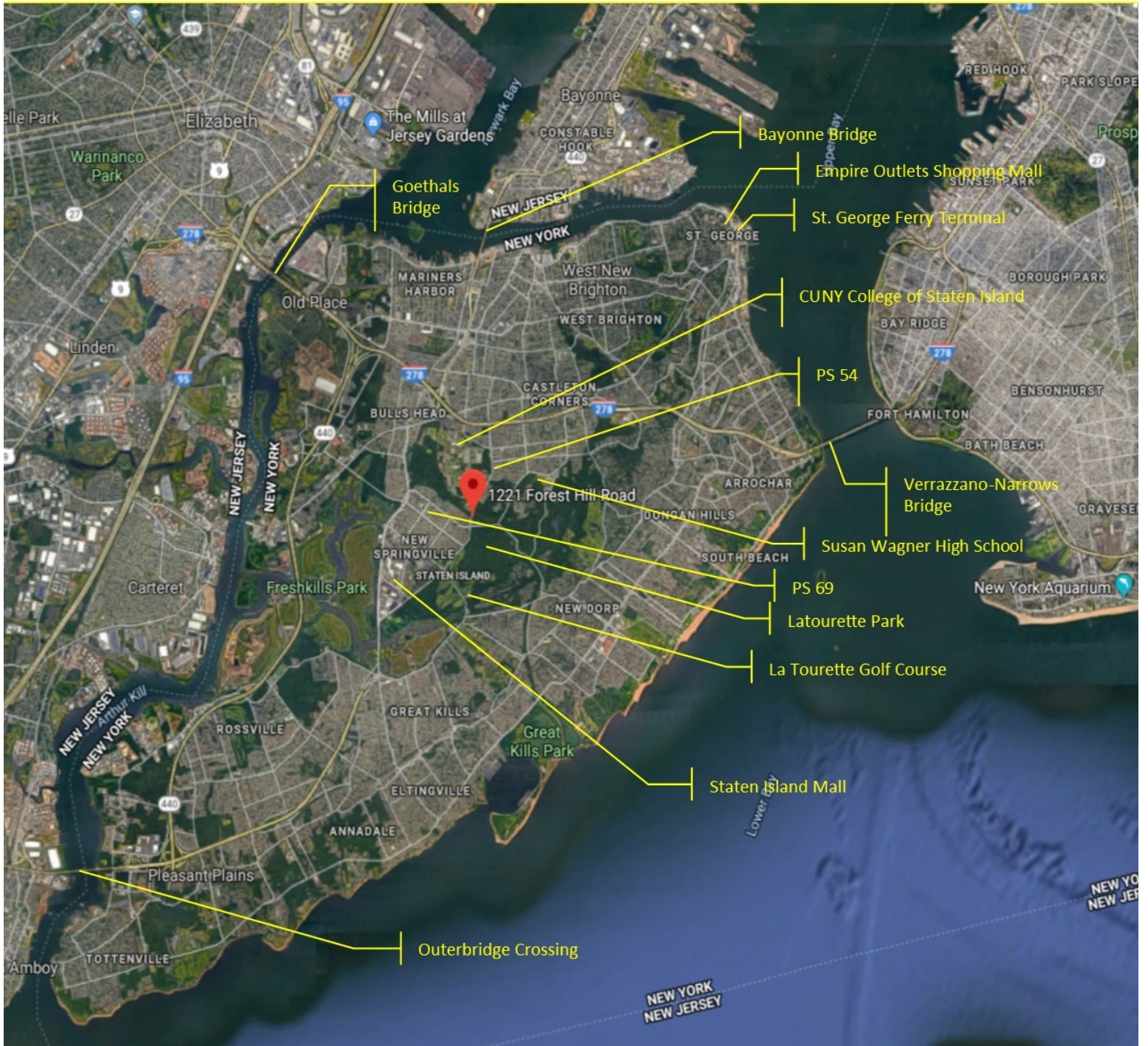
ESL& Properties, LLC

Beautiful 18 units apartment building in the center of Staten Island

Primary Business Address
867 father Capodanno Blvd,
Staten Island, NY, 10305

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Location





General Info

1221 Forest Hill Rd is a new condominium building in the heart of Staten Island. There are public and private schools, college, different parks and golf fields around it.

1221 Forest Hill Rd is close to the huge trade complex in NYC – Staten Island Mall, which includes famous retail companies such as Apple, Macy's, Best Buy, Staples, JCPenney, Costco Wholesale, Target, Stop & Shop, Lidl, Marshalls, etc.

1221 Forest Hill Rd is a convenient location that is very competitive due to its advantage: 45 minutes to the three largest airports - Newark Liberty International Airport, John F. Kennedy International Airport and LaGuardia Airport.

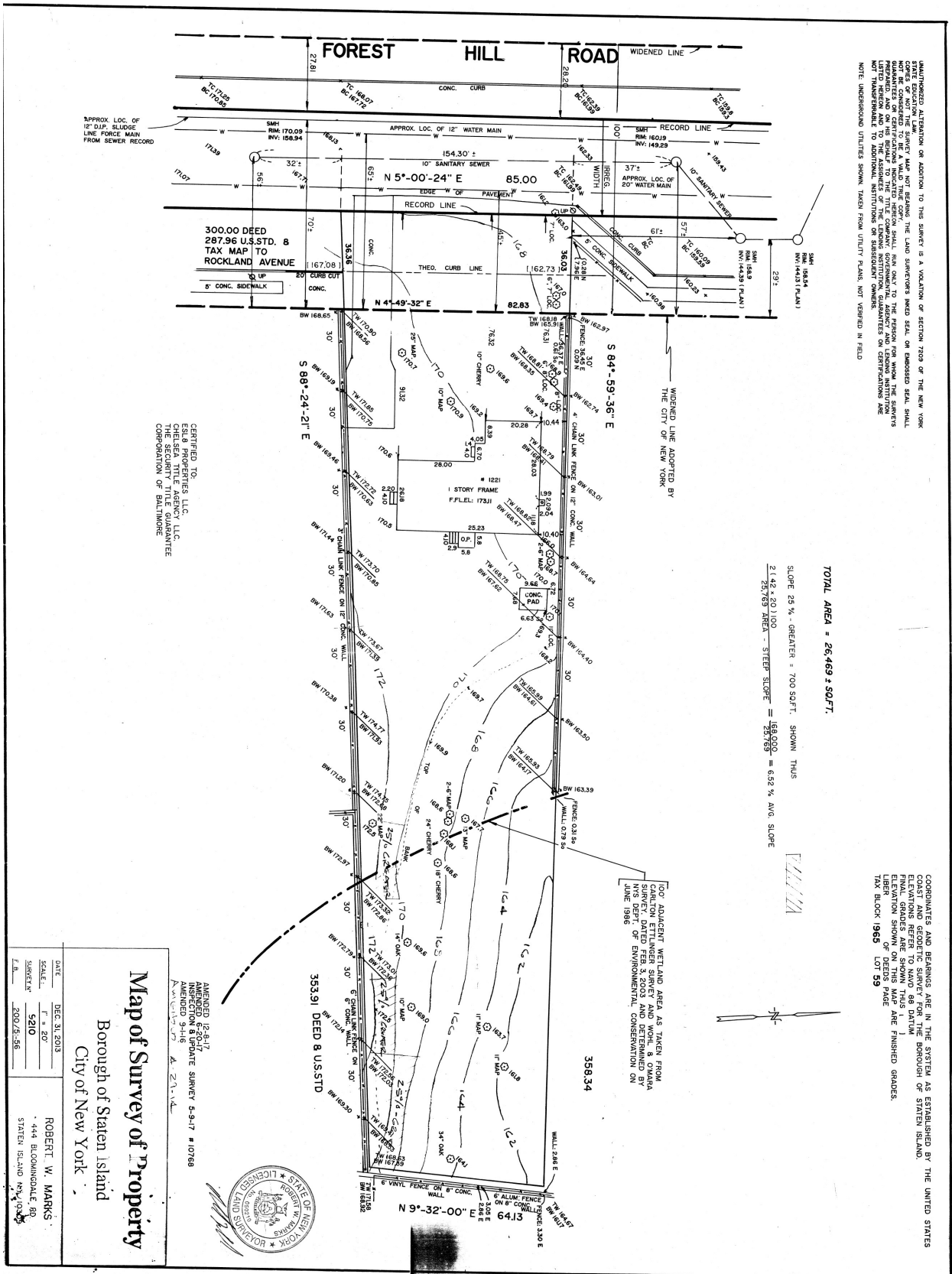
The condominium includes 18 apartments: 6 one bedroom and 12 two bedrooms.

In addition, 1221 Forest Hill Rd has built-in garage for 27 car spaces.

1221 Forest Hill Rd is a new luxury building for residents who value their time and their comfort.

Zoning	R3-2
Lot Size SF	26469
Lot Dimensions	85*358
Building SF	15880
Building Dimensions	163*56
Stories	2
Basement	Full
Cooling	Central Air
Heating	Forced Air
Garage Spaces	27 (Built-in)
1 BR#	6
2 BR#	12
Year Built	2021
Electric Meters	Individual
Gas Meters	Individual
Electric	220
Sewer	City
Siding	Stone, Stucco
Extras	Cable, Intercom, Laundry
Use Recreation	Natural Area

SURVEY



UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. ANY PERSON WHO VIOLATES THIS SECTION SHALL BE CONSIDERED TO BE A VALUE THEFT OFFENSE. THIS SURVEY WAS NOT DRAWN BY A LICENSED SURVEYOR AND SHOULD NOT BE USED FOR ANY PURPOSES OTHER THAN THAT FOR WHICH IT WAS PREPARED AND ON THE BASIS OF THE TITLE COMPANY, GOVERNMENTAL AGENCY AND CREDIT INSTITUTION'S RECORDS. THE SURVEYOR'S LIABILITY IS LIMITED TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND CREDIT INSTITUTION NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR RESIDENT OWNERS.
NOTE: UNDERGROUND UTILITIES SHOWN TAKEN FROM UTILITY PLANS, NOT VIEWED IN FIELD.

TOTAL AREA = 26,469 ± SQ. FT.

SLOPE 25% - GREATER = 700 SQ. FT. SHOWN THUS
21.42 ± 20.100
25,769 AREA - STEEP SLOPE = 25,769 = 6.52% AVG. SLOPE

CONTIGUOUS AND BEARING ARE IN THE SYSTEM AS ESTABLISHED BY THE UNITED STATES COAST AND GEODETIC SURVEY FOR THE BOROUGH OF STATEN ISLAND. ELEVATIONS REFER TO NAVD 88 DATUM. FINAL GRADES ARE SHOWN THUS ±. ELEVATIONS ARE SHOWN TO THE FINISHED GRADES. LIBER FROM SHOWING OF DEEDS PAGE TAX BLOCK 1965 LOT 59

100' ADJACENT WETLAND AREA, AS TAKEN FROM CARLTON ETTINGER SURVEY AND MODIFIED BY SURVEY DATED FEB. 3, 2003 AND DETERMINED BY U.S. DEPARTMENT OF ENVIRONMENTAL CONSERVATION IN JUNE 1986

CERTIFIED TO:
PROPERTY OF:
CHELSEA TITLE AGENCY, LLC
THE SECURITY TITLE GUARANTEE
CORPORATION OF BALTIMORE

Map of Survey of Property
Borough of Staten Island
City of New York

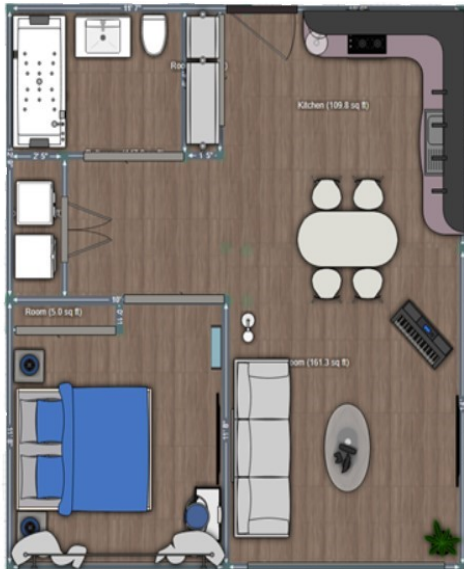
ROBERT W. MARNS
444 BLOOMINGDALE RD
STATEN ISLAND, NY 10314

DATE: DEC. 31, 2013
SCALE: 1" = 20'
SHEET: 5210
F.B. 200/5-56

AMENDED 9-9-17
AMENDED 6-20-17
INSPECTION & UPDATE SURVEY 9-9-17 #10768
AMENDED 3-16-16
AMENDED 4-21-14



1 BR Apartment



2 BR Apartment



2 Level

1 Level



2 Level

1 Level



Recreation

SCHOOLS		
Ps 54 Charles W Leng School (8/10)	3 min	1.0 mi
Is 72 Rocco Laurie School (8/10)	2 min	0.7 mi
Susan E Wagner High School	3 min	1.2 mi
COLLEGES		
College of Staten Island, The City University of New York	7 min	1.5 mi
Wagner College	11 min	4.5 mi
Union County College	17 min	7.8 mi
SHOPPING CENTERS		
Staten Island Mall	6 min	1.5 mi
Empire Outlets	25 min	7 mi
SUBWAY/BUS		
New Dorp	7 min	2.2 mi
Oakwood Heights	8 min	2.5 mi
Buses S54, S57, S61, S91	1 min	170 ft
PARKS AND RECREATION		
Greenbelt Nature Center	1 min	0.3 mi
Greenbelt	2 min	0.4 mi
Blood Root Valley	2 min	0.7 mi
High Rock Park	4 min	1.4 mi
Astrophysical Observatory at College of Staten Island	7 min	1.5 mi
RESTAURANTS		
Fushimi	10 min	3 mi
Corner House BBQ	10 min	3 mi
Pizzeria Giove	8 min	2.5 mi
AIRPORTS		
Newark Liberty International	31 min	15.6 mi
La Guardia	41 min	24.9 mi
John F. Kennedy International	40 min	27.4 mi