



**ESL10 Properties, LLC**



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867 Father Capodanno Blvd,  
Staten Island,  
New York, NY,  
10305

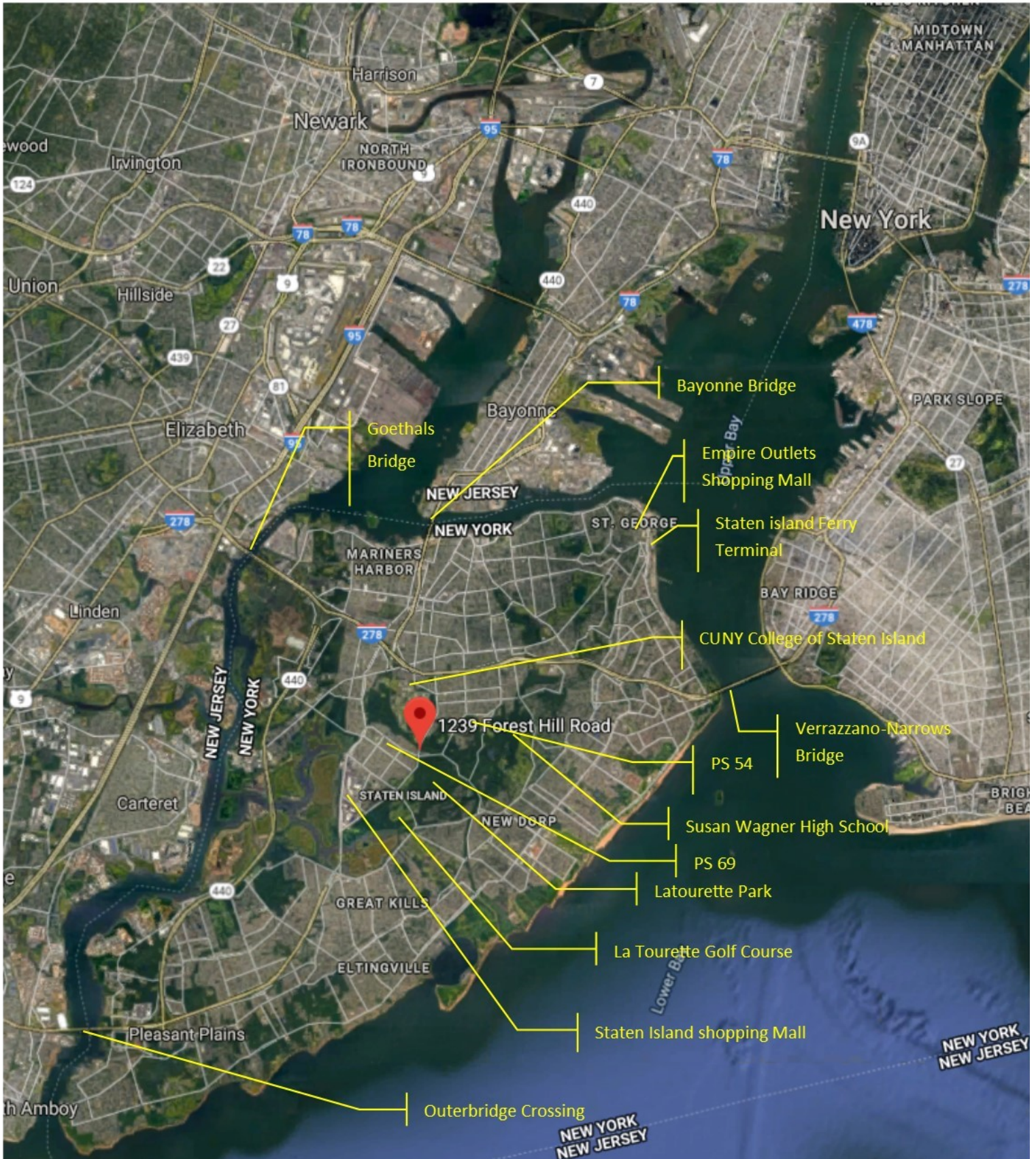
Phone: +1 718 980 0033  
Fax: +1 718 980 0051  
e-mail: 841fcb@gmail.com

**Beautiful 24 units  
apartment building  
in the Heart of Staten Island**





# Location





# General Info

1239 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.

1239 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.

1239 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 24 apartments: 4 one bedroom and 20 two bedrooms.

In addition, 1239 Forest Hill Rd has built-in garage for 27 car spaces.

1239 Forest Hill Rd is a new luxury building for residents who value their time and their comfort.

Zoning	R3-2
Lot Size SF	41532
Lot Dimensions	342*100, 75*100
Building SF	24914
Building Dimensions	208*60
Stories	2
Cooling	Central Air
Heating	Forced Air
Garage Spaces	42 (Built-in)
Units#	24
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

DATE: FEB 28, 2016  
 SCALE: 1" = 20'  
 SURVEY NO.: 201602-2  
 I.B.: 229/48-54

LANTIEC SURVEYING PLLC.  
 444 BLOOMINGDALE ROAD  
 STATEN ISLAND, NY 10309  
 (718) 227-2799 FAX (718) 227-3689

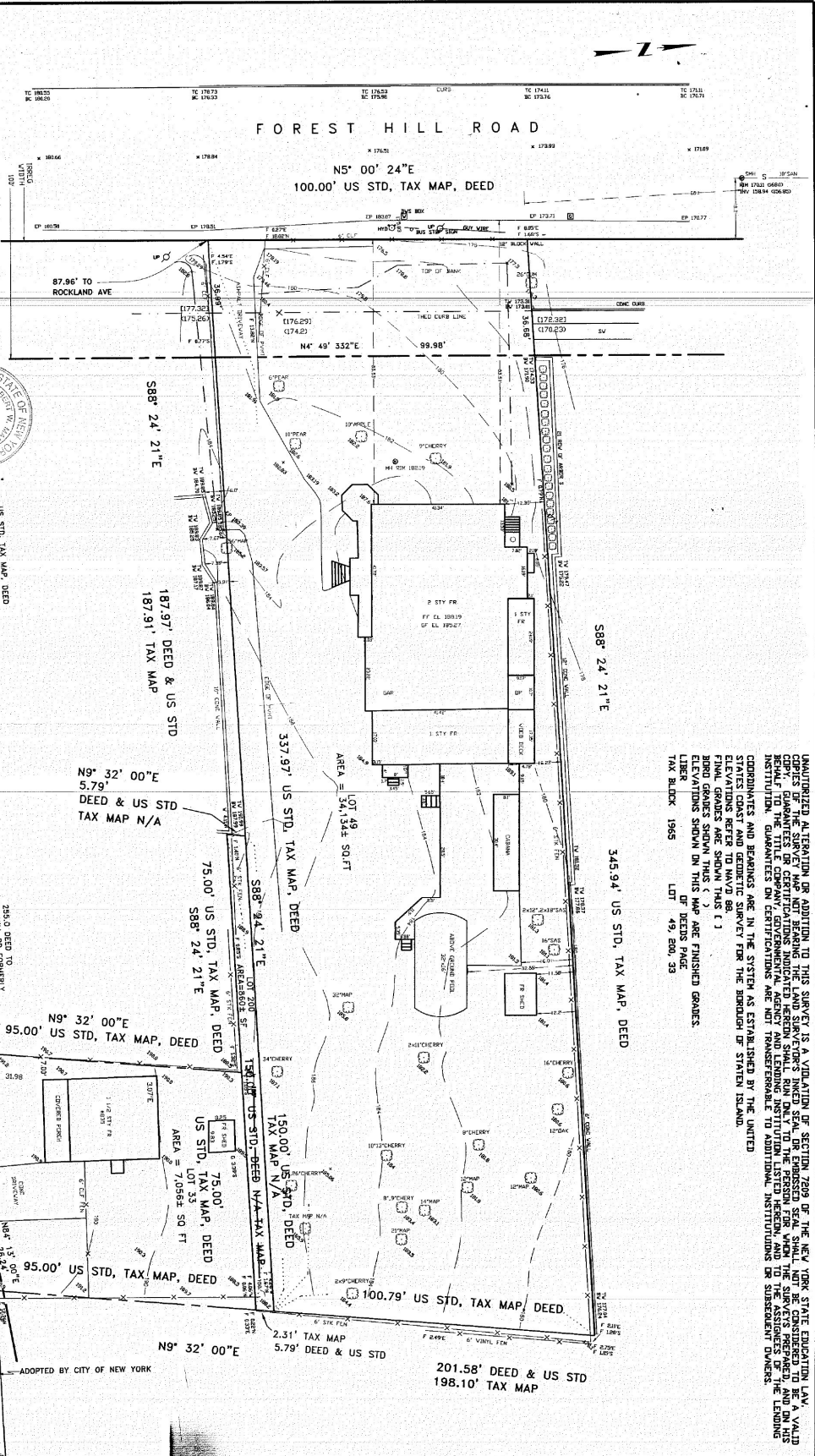
AMENDED 11/16/18  
 AMENDED 11/9/18  
 AMENDED 2-13-18  
 INSPECTION & UPDATE 1-30-18  
 ADDITION OF LOT 33 #11068 12/1/17

**MAP OF SURVEY OF PROPERTY**  
 BOROUGH OF STATEN ISLAND  
 CITY OF NEW YORK



CERTIFIED TO:  
 ESO PROPERTIES, LLC  
 CHIEF TITLE AGENCY, LLC  
 THE SECURITY TITLE GUARANTEE CORPORATION OF BALTIMORE

NATURAL AREA SURVEY  
 LOT 49 ONLY  
 SEE SURVEY 10180-1



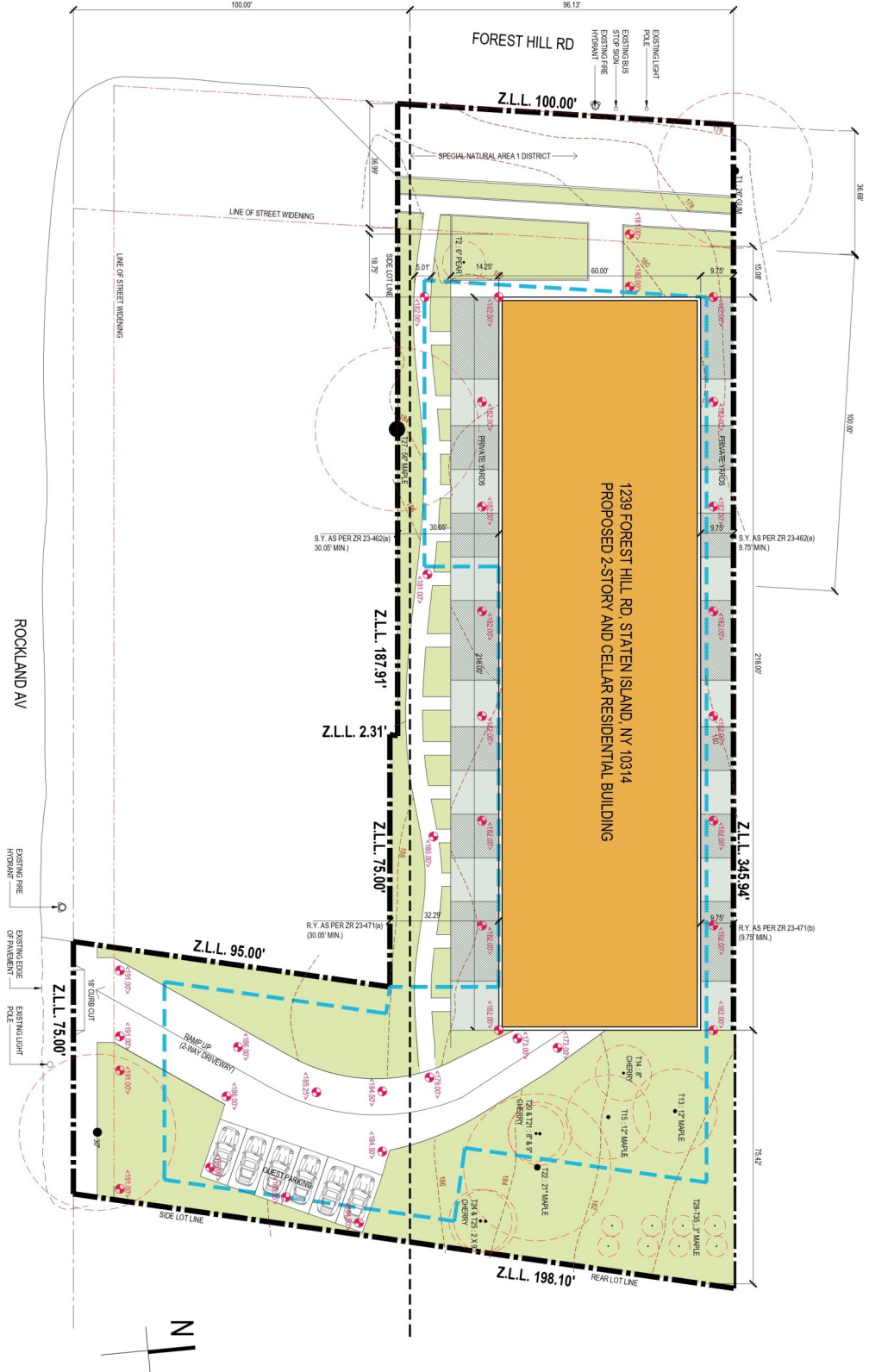
UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7609 OF THE NEW YORK STATE EDUCATION LAW, WHICH PROVIDES PENALTIES FOR SUCH VIOLATIONS. THIS SURVEY IS THE PROPERTY OF LANTIEC SURVEYING PLLC. AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF LANTIEC SURVEYING PLLC. THE ASSIGNEES OF LANTIEC SURVEYING PLLC. SHALL BE RESPONSIBLE FOR THE ACCURACY OF THIS SURVEY. THE ASSIGNEES OF LANTIEC SURVEYING PLLC. SHALL BE RESPONSIBLE FOR THE ACCURACY OF THIS SURVEY. THE ASSIGNEES OF LANTIEC SURVEYING PLLC. SHALL BE RESPONSIBLE FOR THE ACCURACY OF THIS SURVEY.

COORDINATES AND BEARINGS ARE IN THE SYSTEM AS ESTABLISHED BY THE UNITED STATES GEODETIC SURVEY FOR THE BOROUGH OF STATEN ISLAND.  
 PLANNED FOR THE YEAR 2016.  
 BEING GRABBED SHOWN THIS ( )  
 ELEVATIONS SHOWN ON THIS MAP ARE FINISHED GRADES.  
 LIBER TAX BLOCK 1965 LOT 49, BLDG. 33

ROCKLAND AVENUE  
 75.00' US STD, TAX MAP, DEED  
 S88 24' 21" E  
 COG 3-9-84 (35'-50')  
 NO VISIBLE STAKERS

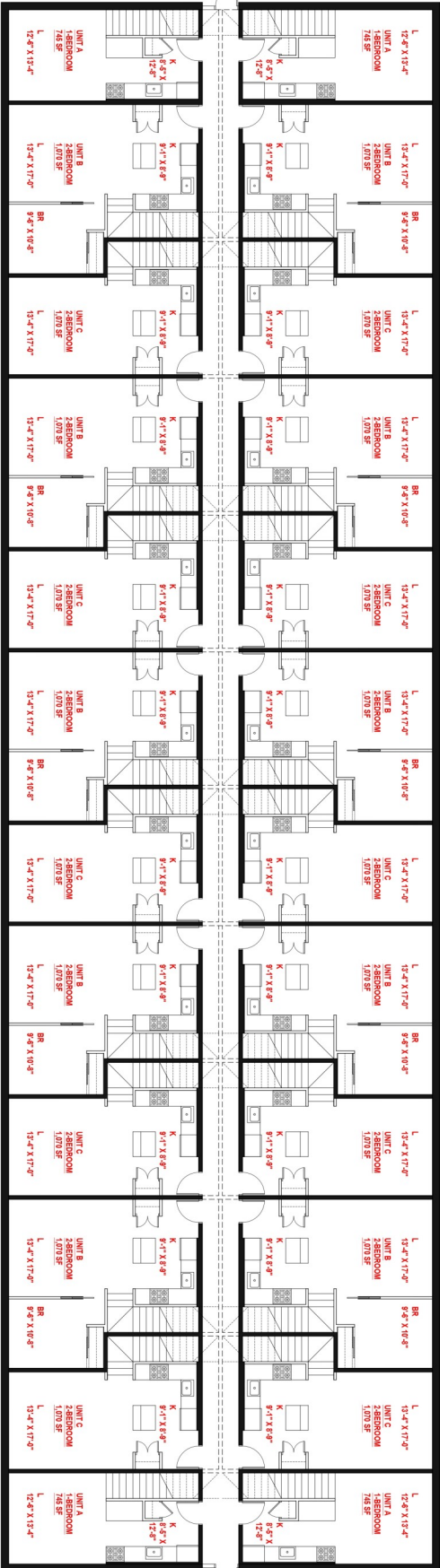
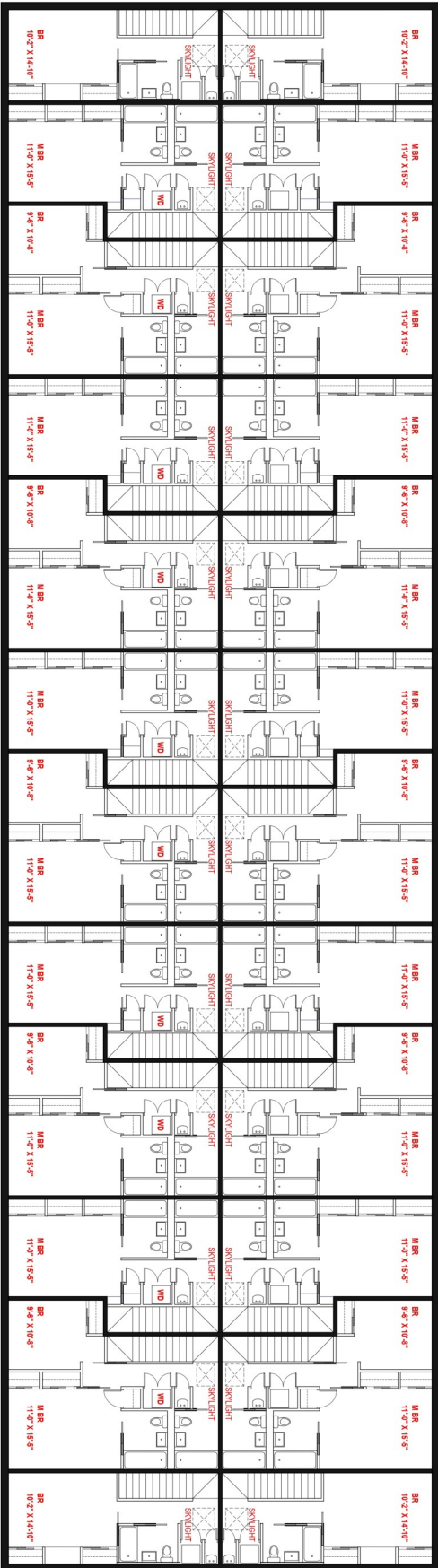
201.58' DEED & US STD  
 198.10' TAX MAP

# Site Plan



PROPOSED SITE PLAN  
SCALE: 1/16" = 1'-0"

# Floor Plan





# 1 BR Apartment

2 levels  
1 BR apartment



2 level

1 level



1 level

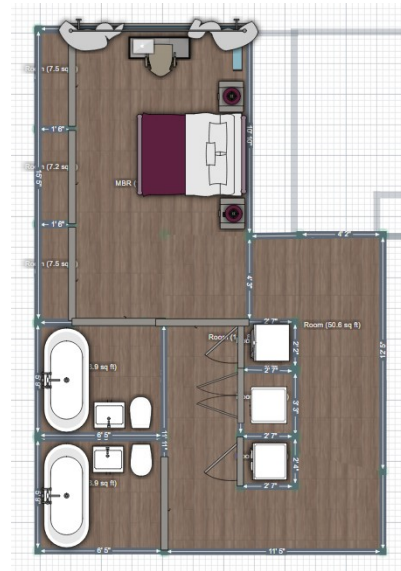
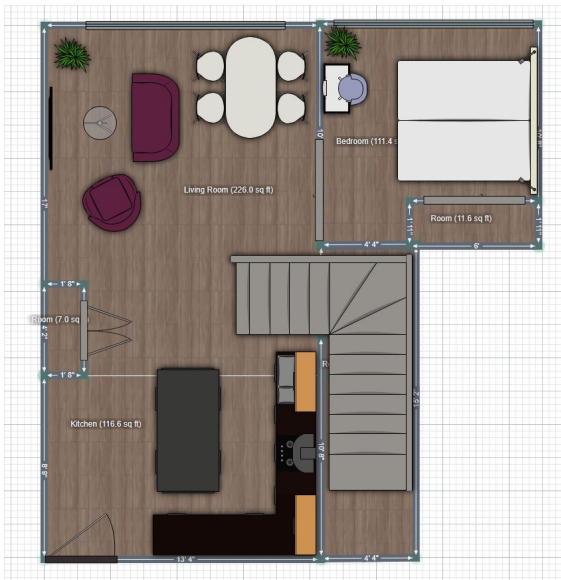


2 level



# 2BR Apartment

2 levels  
2 BR apartment



1 level



2 level





# Recreation

<b>SCHOOLS</b>		
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
<b>COLLEGES</b>		
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
<b>SHOPPING CENTERS</b>		
Staten Island Mall	6 min	1.5 mi
Empire Outlets	25 min	7 mi
<b>SUBWAY/BUS</b>		
New Dorp	7 min	2.2 mi
Oakwood Heights	8 min	2.5 mi
Buses S54, S57, S61, S91	1 min	170 ft
<b>PARKS AND RECREATION</b>		
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
<b>RESTAURANTS</b>		
Fushimi	10 min	3 mi
Corner House BBQ	10 min	3 mi
Pizzeria Giove	8 min	2.5 mi
<b>AIRPORTS</b>		
Newark Liberty International	31 min	15.6 mi
La Guardia	41 min	24.9 mi
John F. Kennedy International	40 min	27.4 mi