

\$1,125,000 - 278 College Avenue, Staten Island

MLS® #2402261

\$1,125,000

7 Bedroom, 4.00 Bathroom, 2,080 sqft

Residential on 0.08 Acres

N/A, Staten Island, NY

Located in Westerleigh, on one of Staten Islands most picturesque streets lined with grand Victorians, as you approach 278 College Avenue you will immediately appreciate the true beauty of this home with its distinct rounded wraparound porch and turret. This Queen Anne Victorian is a Legal Two Family home and has been meticulously and passionately renovated with attention to every detail, becoming a stunning showpiece. As you enter the main entrance the grand foyer has a two story staircase which leads to the main living area of one unit. Upstairs the second level features new oak floors, recessed lighting, custom crown moulding, 6 zone heat, a new kitchen with Bosch stainless steel appliances, and Carrera marble countertops. There are 3 bedrooms on this level, all with ample closet space, and the primary bedroom being located in the turret with rounded walls. The smallest bedroom features a terrace with views of the Bayonne Bridge. The main bathroom on this level is newer and the rear sunroom has a washer and dryer for the second level. The attic is completely finished with 10'8" vaulted ceilings, a wet bar with a GE Monogram wine cooler, and quartz countertops. There is also a full bathroom, making the attic an expansive bedroom suite. The entire attic was spray foamed with 4 inches of closed cell spray foam making this home extremely energy efficient. The downstairs unit has a private entrance on the side of the porch and features a brand new eat



in kitchen with quartzite countertops, custom cabinetry, stainless steel Samsung stove and dishwasher, and is located in the front turret with rounded walls. This unit has 3 large bedrooms, custom new bathroom with shower jets in shower, washer/dryer hookups, new oak floors, a wood burning fireplace relined with a stainless steel liner, and recessed lighting. The basement has its own dedicated entrance and is fully finished with a brand new bathroom and kitchenette. The size of this home and unique layout makes many possibilities for a large or extended family if need be. The exterior of the home is completely maintenance free with newer roof and gutters, newer vinyl siding, newer windows, and new concrete walkways. The yard is tranquil and private with lush maintained gardens. One of the most convenient locations on Staten Island, close to shopping, express buses, and expressway. Truly a must see home with too much to list!

Exterior:

The Roof, Siding and Gutters are approximately 12 Years old.

3 Electric Meters, One each for the Basement, 1st Floor Apt. and 2nd Floor Duplex into Attic.

1 Gas Meter, The bill for Jan/Feb/March is Appx. \$335 A. month (includes Oven and Dryer use)

2 locked storage area's under the porch. Back Yard BBQ Area has gas line.

Porch Floor is Mahogany, Currently oiled every fall.

The Entire Home is Fully insulated, Area's Spray Foamed (closed cell) are listed below.

Garden:

Almond Tree, Fig Tree And one Tree with 4 Fruits (Nectarine, Plum, Apricot, Prune) The Asparagus and Chives in the garden return

every year. The Large Trellace has Purple Wysteria And two types of Seedless Grapes. The Small Trellace has Climbing Trumpet Flower vine and Climbing Hydrangea Flower vine.

Basement:

The Hot water boiler has 9 Pumps - Zones , 10 Thermos;ats throughout the home. The Boiler also provides the Hot water for the Home.

3 Main Electric panel shutoffs and the Fios box are locair;d behind the dry erase boards next to the work bench.

The two crawl spaces under the back porches and the cu1ved foundation in the front are spray foamed.

1st FLOOR Apt.

A second set of Kitchen cabinet doors to replace the glass one's if all wood is desired is located inside the rear bedroom closet.

A set of 3 French doors which were hung between the Living room and Dining l bedroom are now stored inside the same rear closet. If reinstalled the moulding covering the mortised hinge area must be removed first.

The Wood burning Fireplace has a new Stainless Steel liner , the Chimney top brick was repaired and has 2 new caps.

A 36 inch opening is behind the Living Room wall which leads to the Main entryway. For use as a One Family Home.

Washer /Dryer hookup is located inside the rear bedroom closet.

The Amber glass window frame adjacent to the entry door is original to the home and

stays with the house.

2nd Floor Duplex

All the Bedrooms on the 2nd floor and the front and rear stairways are Spray Foamed.

The Main entryway Bleutooth Dimmable switch controls the Soffit lights, they come on at Dusk till Dawn.

The Main Entryway Green and Amber glass panel is original to the home and stays with home. Behind this panel is a new picture window.

The Photo from the NYC Website proving this home has a previously existing Curb Cut stays with the Home.

The Electric panel for the Duplex is behind the Stained glass panel in the front small bedroom with the Balcony.

Attic:
The upper storage area accessable by ladder and the bed area lights are controlled with the same programmable switch next to the bed. It's set to automatically to turn on Dusk Till Dawn to illuminate the 3 glass panels in the windows. These 3 Panels stay with the Home.

The Entire Attic is Spray foamed.

Built in 1915

Essential Information

MLS® #	2402261
Price	\$1,125,000
Bedrooms	7
Bathrooms	4.00
Full Baths	4

Square Footage	2,080
Acres	0.08
Year Built	1915
Type	Residential
Sub-Type	Two Family - Detached
Style	Colonial
Status	Closed

Community Information

Address	278 College Avenue
Area	Westerleigh
Subdivision	N/A
City	Staten Island
County	Richmond
State	NY
Zip Code	10314

Amenities

Parking	On Street
Garages	None

Interior

Interior Features	Ceiling Fan
Appliances	Dishwasher, Dryer, Microwave, Washer
Heating	Hot Water, Natural Gas
# of Stories	2

Exterior

Exterior	Vinyl Siding
Exterior Features	Balcony, Fence, Patio
Lot Description	Back, Front, Side
Construction	Vinyl Siding

Additional Information

Date Listed	April 23rd, 2024
Days on Market	225
Zoning	R2

Listing Details

Listing Office

RE/MAX Elite

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