

\$849,000 - 169 Presentation Circle, Staten Island

MLS® #2405088

\$849,000

3 Bedroom, 3.00 Bathroom, 1,880 sqft

Residential on 0.09 Acres

N/A, Staten Island, NY

Welcome to an impressive two-family home situated in the highly sought-after Old Stone Commons community. This exquisite residence backs onto Arden Woods, a protected parkland that offers nearly 200 acres of pristine nature.

The meticulous craftsmanship of this home is evident throughout. On the first floor, you'll find elegant custom molding and rich hardwood floors that create a warm and inviting atmosphere. The kitchen boasts a stunning open concept design, featuring a spacious breakfast nook that overlooks the living room and offers direct access to the private backyard retreat. Perfect for entertaining, the formal dining room and convenient half bathroom enhance the home's functionality. The recently updated kitchen shines with granite countertops, stainless steel appliances, and a stylish tiled backsplash.

As you make your way to the second floor, you'll discover a luxurious master suite, complete with a newly renovated bathroom (2024) and a generous walk-in closet. Two additional bedrooms and a second full bathroom, also renovated in 2024, provide ample space for family or guests. The convenience of laundry facilities on this level adds to the appeal.

The basement offers valuable storage space and leads to a garage. A fully tiled studio apartment serves as a fantastic space, featuring granite countertops, perfect for guests or as a potential rental income



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opportunity.

Outside, enjoy low-maintenance landscaping with elegant pavers throughout the serene backyard, which features a custom-built fire pit and a durable PVC fence. The garage and double driveway provide parking for 4-5 vehicles.

This home is equipped with forced air and baseboard heating, along with a brand-new hot water tank installed in 2024.

Don't miss your chance to call this exceptional property home!

Built in 2012

Essential Information

MLS® #	2405088
Price	\$849,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	1
Square Footage	1,880
Acres	0.09
Year Built	2012
Type	Residential
Sub-Type	Two Family - Attached
Style	Townhouse
Status	Closed

Community Information

Address	169 Presentation Circle
Area	Arden Heights
Subdivision	N/A
City	Staten Island
County	Richmond
State	NY
Zip Code	10312

Amenities

Parking	Assigned, Off Street
# of Garages	1
Garages	Built-in

Interior

Interior Features	Walk-in Closet
Appliances	Dishwasher, Dryer, Refrigerator, Washer
Heating	Hot Water, Natural Gas, Other
# of Stories	2

Exterior

Exterior	Stucco, Vinyl Siding
Exterior Features	Garage Door Opener
Lot Description	Back
Construction	Stucco, Vinyl Siding

Additional Information

Date Listed	September 9th, 2024
Days on Market	418
Zoning	R3-2

Listing Details

Listing Office	Robert DeFalco Realty, Inc.
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