

# CO-OP FOR SALE



18-32 George Street, Unit 2B, Ridgewood, NY 11385

**\$325,000**

**1 BEDROOM CO-OP  
IN THE HEART OF RIDGEWOOD**

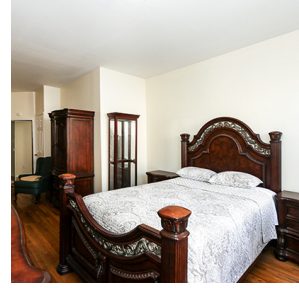
**Private Washer & Dryer in Basement + Small Storage Area**

LID2023112118321 / MLS 3517705  
WERBAREALTY.COM

MATT DURALIEV  
LICENSED SALESPERSON  
mattewerbarealty.com  
718-456-9600 ext. 18

SONIA JURAN KULESZA  
LICENSED ASSOCIATE BROKER  
soniakewerbarealty.com  
718-456-9600 ext. 29

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REALTY



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### PROPERTY CHARACTERISTICS

Appearance: Good  
 Construction: Brick  
 Att/Semi-Det/Det: Attached  
 Property Type: CO-OP Building  
 # of Units: 6  
 # of Stories: 3  
 Skylight: X  
 Basement: Common  
 Unit Fl #: 2  
 Unit#: 2B  
 Int. SF: 510 SF  
 Block: 03575  
 Lot: 0026  
 Year Built: 1931  
 Zoning: R4-1  
 School District: 24

### ROOMS

#of Rooms: 2  
 # of Bedrooms: 1  
 # of Kitchens: 1  
 # of Dining Rooms: 1  
 Total Bathrooms: 1  
 # of Full Bathrooms: 0  
 # of Half Bathrooms:

### APPLIANCES, FLOORING, & UTILITIES

Stove: 1  
 Refrigerator: 1  
 Dishwasher: X  
 Microwave: X  
 Washer: X  
 Dryer: X  
 Other Appliances:  
 Wood Floors: ✓  
 Tile:  
 Fuel: Natural Gas  
 Heating Type: Baseboard  
 Gas: Natural Gas  
 # of Heating Zone: 1

### FLOORPLAN

Basement Subfloor: Own private washer & dryer plus a small storage area included  
 Apartment: Kitchen with Peninsula, Living Room, Spacious Bedroom, Bathroom

### OUTDOOR SPACE & PARKING

Parking: Street Parking

Other:

### NOTEWORTHY

**HOA / Maintenance: \$700.00/month includes: Common area costs, Exterior maintenance, water/sewer**

Transportation/Shop: M and LTrain, Buses

Other Amenities: Close to Bus, Close to School, Close to Shops/Transportation

