



337 Howard Avenue , Staten Island , Ny 10301 USA			List Price: \$1,895,000		
	ML#: 3588473		Residential	1 Family, Det	LSC: NEW
	Sec/Area: Grymes Hill			Style: Colonial	
	Devel:			Rooms: 10	
	Hamlet:			Br: 4	
	Village: Staten Island			Baths Full: 4	Half: 1
	Taxes: \$14,315.00		Vill Tax:	Lot Size: 88x381	
	Total Taxes: \$14,315.00		Lot Sqft: 35009		
	Dis:	Sec:	Zoning:		
	Block:	Lot:	Adult Comm: N		
	Appx Yr Built: 1980			Year Renovated: 2023	
Yr Built Exception:			New Constr: N		
School District: Richmond 31			Elementary School: Ps 35 Clove Valley School (The)		
Jr High School: Is 27 Anning S Prall			High School: Curtis High School		
Cross Street: Greta Place			 Walk Score®: 31		
Directions: See Google Maps.					
Location Features: Close to Bus, Close to School, Close to Shops, Near Public Transportation, Privacy					
PUD:					
Agent Only Remarks: Call/Text 917-722-8222 for showing instructions. 24 hour notice required for all showings. Submit all written offers with pre-approval letters via email to admin@cavestone.com. No offer is considered accepted until contracts are executed. All information including but not limited to taxes, lot size, age of property is neither guaranteed nor verified and should be independently verified?by?buyer.					
Public Remarks: Experience elevated living at 337 Howard Avenue, a stately colonial residence nestled on a 35,000 sq. ft. lot in Staten Island's exclusive Grymes Hill neighborhood. This remarkable three-story home offers four spacious bedrooms, including a private master suite with walk-in closets and access to a converted attic, alongside 4.5 luxurious bathrooms. The main floor's open-concept design features an eat-in kitchen, formal dining room, and family room, each with seamless access to a balcony that stretches across the home, providing breathtaking views of the Verrazano Bridge and the ocean-perfect for hosting gatherings. The lower level serves as a true retreat with a cozy living area, an additional kitchen, and a stunning indoor heated pool, complete with a private deck for an ideal indoor-outdoor experience. Unique amenities, such as wood and gas fireplaces, an outdoor kitchen, a cedar walk-in closet, and a character-filled brick pizza oven, make this property one of a kind. With a four-car driveway, two heating zones, and central air conditioning, 337 Howard Avenue offers both luxury and convenience. Positioned in a serene yet accessible location near the Verrazano Bridge, this home combines peaceful residential living with proximity to parks, schools, and local dining options. Discover sophisticated Staten Island living at its finest-this is a rare opportunity to make 337 Howard Avenue your?dream?home.					
Property Characteristics					
Interior Features		Exteriors Features		Utilities	
Interior Features: 1st Floor Bedrm, Cathedral/Vaulted/High Ceiling, Den/Family Room, Eat in Kitchen, Formal Dining Room, Foyer, Granite Countertops, Hardwood Floors As Seen, Lr/Dr, Marble Countertops, Master Bath, Pantry, Sauna/Steam Room, Sky Light, Storage, Walk In Closet, Wood Burning Stove		Exterior Features: Balcony, Deck, Patio, Private Entrance		A/C: Central	
Total Rooms Finished:		Parking: Driveway, No Garage, Private Parking		Heating Fuel: Natural Gas	
Appearance: Excellent		Driveway: Pvt		Heating Type: Forced Air	
Appx Int Sqft: 4472		Construction: Block, Brick		Heat Zones: 2	
Sqft Source: MU		Siding Description: Stone, Stucco		Sep HW Heater:	
Basement: Partial, Unfinished		Street Type: PUBLIC		Hotwater: Gas Stand Alone	
# Kitchens: 2		Other Structures:		# of Heat Units:	
Attic: Finished, Full, Walkup		View: Bridge View, City View, Open View, Scenic View, Skyline View		# of Electric Meters:	
Fireplaces: 1		Lot Exposure:		# of Gas Meters:	
		Building Size:		Garbage Removal: Public	
		# Levels: 4.00		Water Description: Municipal	
				Sewer Description: Municipal	
				Included In Taxes: Sewer, Trash	
				Permit:	
Included: Chandelier(s), Dishwasher, Dryer, Hot Tub, Mailbox, Oven/Range, Refrigerator, Storm Windows, Washer, Woodburning Stove					
Excluded:					
Modification Exclusions: None					
Waterfront Features:			Water Frontage:		
Building Features: Common Laundry, Existing Thermal Windows, Fireplace, Hardwood Floors Exist, In Ground Pool					
Lot Description: Partly Wooded, Sloping, Wooded					
Green Features: Double Pane Windows, Energy Star Doors, Energy Star Dryer, Energy Star Refrigerator, Energy Star Stove, Energy Star Washer, Energy Star Water Heater, Energy Star Windows, Insulated Doors, Insulated Windows, Low Flow Showers/Fixtures, Low Flow/Dual Flush Toilet					Cert Year:
Floor Plans					
Level	Type	Description			
1	Master Bedroom	Primary bedroom with full bathroom with a linen closet and walk-in closet			
1	Bathroom	Full Bathroom In Primary Bedroom			
Prepared by: Mohammed Bhutta Cavestone Realty Inc (917) 722-8222					
admin@cavestone.com 10/30/2024 8:42 PM					
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1	Living Room	Living room
1	Kitchen	Kitchen
1	Bathroom	Full bathroom in the living room
1	Laundry Room	Laundry room
1	Additional	Mechanical/Utility room
1	Additional	Sunroom with inground heated swimming pool.
2	Kitchen	Main Kitchen
2	Dining Room	Dining room
2	Family Room	Family room with fireplace
2	Living Room	Living room with high ceilings and floor to ceiling windows
3	Master Bedroom	Primary bedroom with full bath
3	Bathroom	Full bathroom with double sinks in primary bedroom
3	Bedroom	Kids bedroom
3	Bedroom	Bedroom
3	Bathroom	Full bathroom in common area
3	Additional	Foyer
3	Bathroom	Half bathroom in the foyer area
3	Additional	Walk-up fully finished attic as a closet in primary bedroom
Additional Info		
Also For Rent: N		Auction Listing:
Rental Income:		REO: N
Tenant Pays:		Supersedes ML#:
Contract Vendee Listing:		
List Date: 10/30/2024	Original LP: \$1,895,000	Agreement Type: Excl Right
On Market Dte: 10/30/2024	Prior LP:	
Exp Date: 4/29/2025	List Price: \$1,895,000	
	Owner Financing: N	
Listing Office/Agent Info		
Cavestone Realty Inc (BHUT01)	917-722-8222	Mohammed Bhutta 917-722-8222
Occupancy: Occupied	Owner: Osama Aly	Offers: Can be Present
Show Instr: Call/Text 917-722-8222 for showing instructions. 24 hour notice required for all showings.		
Status/Show#: 917-722-8222		
Lockbox: N	Neg Dir: N	Access Showing: BKR

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