

HOUSE FOR SALE



RIDGEWOOD

Legal 2 FAMILY being used as 1 FAMILY

\$369,000

LID#201104046820-65

MLS#



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PROPERTY CHARACTERISTICS				INCOME			EXPENSES	
Appearance:	Good	# Bedrooms:	3	LEGAL 2 FAMILY House			Common Charges:	\$
Type:	2 Family	# Full Baths:	2	has been			Electric:	\$
Construction:	Frame	# Half Baths:	1	converted for use as			Fuel:	\$
Att/Det:	Attached	# Kitchens:	1	a 1 FAMILY HOME			Insurance:	\$
Stories:	2	EIK:	Yes	Total Rent:	Monthly	Annually	Maintenance/Repairs:	\$
Basement:	Yes	Dining Room:	FDR	0.00	0.00	0.00	Miscellaneous:	\$
Fin Bsmt:	Full	Den/Fam Room:	Yes				Payroll:	\$
Bldg. Size:	20x36 ft.	Driveway:	No				Taxes:	\$2,570
Living Area-sq.ft.:	1,440	Garage:	1.5				Water:	\$
Lot Size:	20x90 ft.	Fuel:	Gas				Total Annual Expenses	\$
Block #:		Heat:	HW				TOTAL NET INCOME \$ 0.00	
Lot #:		Hot Water Heater:	1					
Year Built:	1910	School District:	24					
Zoning:	R5B							

APPLIANCES & FLOORING

Stove: 1 Washer: 1 Wood Fl: Yes
Refrigerator: 1 Dryer: 0 WW Cpt: Yes
Dishwasher: 0 A/C: 0 Linoleum: Yes

Floor Description:

Basement: Fully Finished-access to front sidewalk & backyard patio
1st Fl: EIK, office, 1/2 bath, Dining Room open to Living Rm
2nd Fl: 3 BR (King Master with huge sitting area/1-Queen BR/1-Twin BR) Full Bath
Outdoors: 1.5 Garage & patio with entrance to basement

PERFECT STARTER HOME

LEGAL 2 FAMILY converted for use as 1 FAMILY
in a Prime Location between Fresh Pond Road & Forest Avenue

Near M train—just minutes to Manhattan

Open floor plan-D/R & L/R-open staircase to 3 Bedrooms (King Master with Huge sitting area / 1-Queen BR/1-Twin BR) on 2nd Fl plus finished basement with full bath/storage room, utility room, access to front sidewalk & backyard patio with 1.5 garage

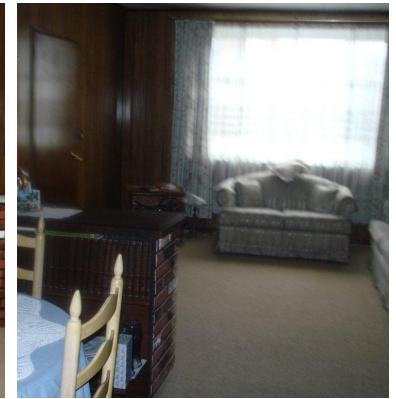
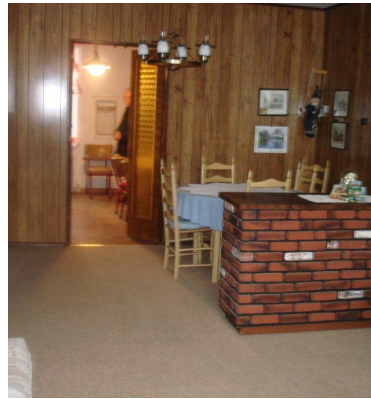
Gas - 1.5 Garage - 2.5 baths-office-3BR-finished basement!



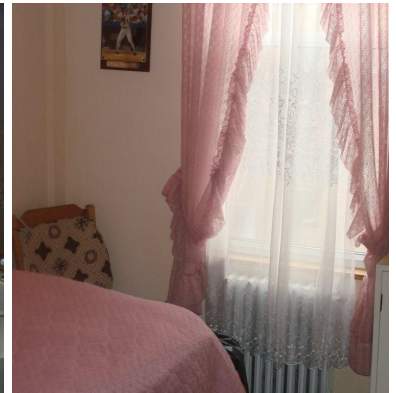
Hallway



1.5 Garage w. sep door entrance – Perfect for 1 Big Car & plenty of storage room



1st Fl: EIK, open Dining Rm to Living Rm, Office, Half Bath—2nd Fl: Full Bath, 3 BR (King Master+sitting area/Queen/Twin)



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Basement: Finished Rm w. Windows-Full Bath w. washer-Boiler Rm-Unfinished storage room,work area-access to backyard