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Werba Realty

SALES • RENTALS • PROPERTY MANAGEMENT

66-45 Fresh Pond Road
 Ridgewood, NY 11385

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HOUSE FOR SALE



LID #5911-0019E

ML #2203535

List Price: \$674,999

Ridgewood, NY 11385

PROPERTY DETAILS

Type: 4 Family
Construction: Frame
Att/Det: Attached
Stories: 2
Basement: Yes / Semi-Finished
Bldg. Size: 26.42 x 70 ft.
Year Built: 1930
Living Area-sq.ft.: 3,710
Fuel: Gas
Heat: Radiator
School District: 24
Lot Size: 26.42 x 112 ft.
Block #: 3503
Lot #: 56
Zoning: R5B
Taxes: \$4750.00

INCOME

Apartments		
1st .:	\$800	OWNER
2nd .:	\$900	\$1000
Total Rent:	Monthly	Annually
	\$2,700	\$32,400

BUILDING DETAILS

Garage: No
Driveway: No
Basement: Yes / Semi-Finished
Bedrooms: 2 & 3 over 2 & 3
Baths: 4
Kitchens: 4
EIK: Yes
Dining Room: 2
Den/Fam Room: 4
Office: 0
Attic: No
Appearance: Good
Porch: 0
Patio: BIG
Deck:
WW Carpet:
Wood Floors:
Stove: 4
Refrigerator: 4
Washer: 1
Dryer: 1
A/C: 0
Fireplace: 0
Skylight: 1
Water: Public
Sewer: City
Fuel: Gas
Heat: Radiator

EXPENSES

Water:	\$
Septic:	\$
Fuel:	\$
Electric:	\$
Maintenance/Repairs:	\$
Insurance:	\$
Taxes:	\$
Miscellaneous:	\$

Total Annual Expenses \$

TOTAL NET INCOME ca. \$

REMARKS

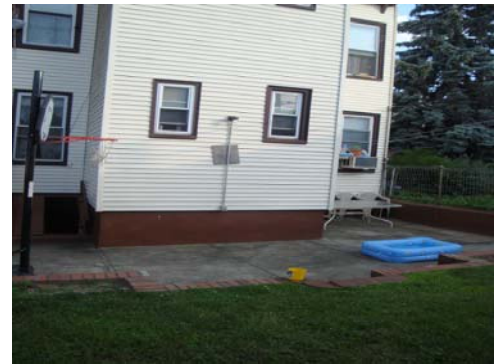
Basement: Semi-Finished with Access to Backyard
 1st Fl.: 2 Apts= 4 & 5 Rooms (1 w. access to Big Backyard)
 2nd Fl.: 2 Apts= 4 & 5 Rooms

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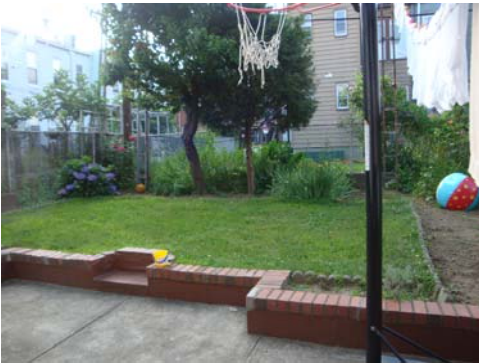
Additional Pictures



Backyard Access to Kitchen & Basement



Backyard view to patio & side eating area



BIG Backyard Patio / Yard / Side Garden



1st FI-Owner Apt: EIK w. access to yard



1st FI-Owner Apt: Open FDR to LR



1st FI-Owner Apt: Formal Dining Room



Hallway with Skylight