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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 5923-0036E

MLS 2274233

List Price: \$629,000

Ridgewood, NY 11385

### PROPERTY DETAILS

Type: 3 Family  
 Construction: Frame  
 Att/Det: Attached  
 Stories: 3  
 Basement: Yes  
 Bldg. Size: 20 x 55 ft.  
 Year Built: 1920  
 Living Area-sq.ft.: 3,135  
 Fuel: Gas  
 Heat: Hot Water  
 School District: 24  
 Lot Size: 20 x 90 ft.  
 Block #: 3505  
 Lot #: 31  
 Zoning: R5B  
 Taxes: \$3,690

### INCOME

1st Floor: \$ VACANT  
 2nd Floor: \$ 1000 (NO Lease )  
 3rd Floor: \$ VACANT

Total Rent: Monthly Annually

### BUILDING DETAILS

Garage: 0  
 Driveway: No  
 Basement: Yes-Unfinished  
 # Bedrooms: 8  
 # Baths: 3  
 # Kitchens: 3  
 EIK: 3  
 Dining Room: Formal  
 Den/Fam Room:  
 Office:  
 Attic: No  
 Appearance: Good  
 Porch:  
 Patio:  
 Deck:  
 WW Carpet: Yes  
 Wood Floors:  
 Stove:  
 Refrigerator:  
 Washer:  
 Dryer:  
 A/C:  
 Fireplace:  
 Skylight: Yes  
 Water: Public-City  
 Sewer: Public-City  
 Fuel: Gas  
 Heat: Hot Water

### EXPENSES

Water: \$  
 Septic: \$  
 Fuel: \$  
 Electric: \$  
 Maintenance/Repairs: \$  
 Insurance: \$  
 Taxes: \$3,690  
 Miscellaneous: \$

Total Annual Expenses \$

TOTAL NET INCOME \$

Basement: Unfinished—access to backyard

1st Fl: 5 Rm-RR Apt-EIK w. access to backyard/DR/LR/2BR/Bath

2nd Fl: 6 Rm-RR Apt-EIK/DR/LR/3BR/Bath

3rd Fl: 6 Rm-RR Apt-EIK/DR/LR/3BR/Bath

Flooring: ww carpeting

Nice size Yard — Step down from 1st Floor Kitchen to yard

House is near Fresh Pond Road and Train—Nice Quiet Tree lined Block

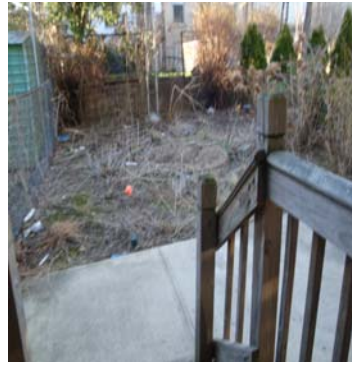
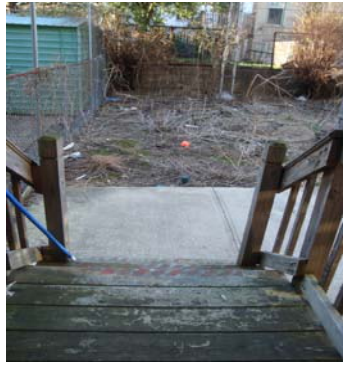
Roof is 3 Yrs Young —Electric (Circuit Breakers )

3 Separate Hot Water Heaters

03/23/10—Martha#5923-0036E



Hallway



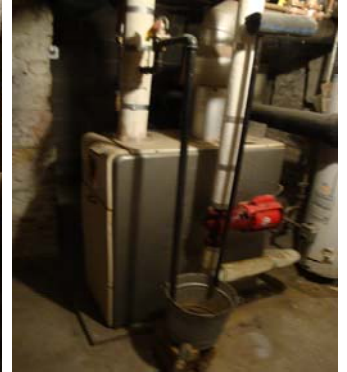
Backyard-view from 1st Fl Kitchen



**Additional Pictures**



1st Floor Apartment: 5 RR Rms - Dining Rm/Living Room— 2 Bedrooms-Full Bath



Unfinished Basement with access to backyard



3rd Floor Apartment: 6 RR Rms-Kitchen/Dining Room & Living Room-3 BR-Full Bath