

HOUSE FOR SALE



RIDGEWOOD 3 FAMILY \$619,000

LID#59230062E-MLS#2363875



Gabriele Guelly Kapp
Principal / Sales Manager
Licensed Real Estate Salesperson

**Residential & Commercial
Sales • Rentals • Property Management**
66-45 Fresh Pond Road, Ridgewood, NY 11385-3252
www.werbarealty.com Fax: 718-456-5258
Tel: 718-456-9600 ext.28
Cell: 914-715-8837
Email: gabi@werbarealty.com
Languages Spoken: English / German

Let us help you buy, sell, rent or manage your next home or investment!

PROPERTY CHARACTERISTICS				INCOME		EXPENSES	
Appearance:	Good	# Bedrooms:	8	1st Floor:	\$ VACANT	Common Charges:	\$
Type:	3 Family	# Full Baths:	3	2nd Floor:	\$ VACANT	Electric:	\$
Construction:	Frame	# Half Baths:	0	3rd Floor:	\$ For Rent (\$1400)	Fuel:	\$
Att/Det:	Attached	# Kitchens:	3			Insurance:	\$
Stories:	3	EIK:	No			Maintenance/Repairs:	\$
Basement:	Yes	Dining Room:	FDR			Miscellaneous:	\$
Fin Bsmt:	No	Den/Fam Room:	Yes	Total Rent:	Monthly Annually	Payroll:	\$
Bldg. Size:	20 x 55 ft.	Driveway:	No			Taxes:	\$3,690
Living Area-sq.ft.:	3,135	Garage:	No			Water:	\$
Lot Size:	20 x 90 ft.	Fuel:	Gas			Total Annual Expenses	\$
Block #:	3505	Heat:	HW				
Lot #:	31	Hot Water Heater:	3				
Year Built:	1920	School District:	24				
Zoning:	R5B						
						TOTAL NET INCOME \$	

APPLIANCES & FLOORING

Stove:	3	Washer:	0	Wood Fl:	Yes
Refrigerator:	1	Dryer:	0	WW Cpt:	Yes
Dishwasher:	0	A/C:	0	Linoleum:	Yes

Floor Description:
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
Outdoors: Nice size Yard — Step down from 1st Floor Kitchen to patio & nice size yard

Lovely 3 Family Home in a Prime Location between Fresh Pond Road & Forest Avenue

Near M train—just minutes to Manhattan

2 Apartments will be delivered vacant upon closing
Great Investment Opportunity!!!

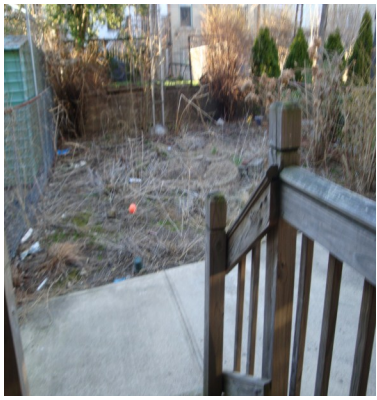
Big Yard with Patio - Access from Basement to Front & Backyard
3 Separate Water Heaters
Roof is 3 Yrs Young —Electric (Circuit Breakers)



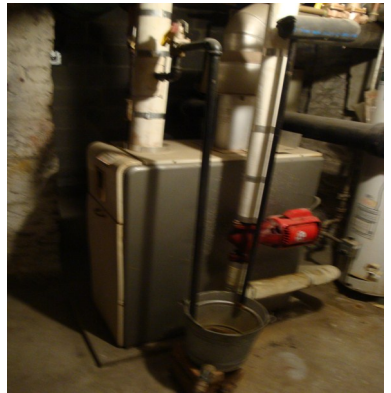
Hallway



Backyard-view from 1st Fl Kitchen



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



Unfinished Basement with access to front & backyard



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