

Fritz Guelly  
Licensed Real Estate Brokers

Mike Guelly

**Werba Realty**

SALES • RENTALS • PROPERTY MANAGEMENT

Gabriele Kapp  
Licensed Real Estate Sales Associate  
gabi@werbarealty.com

66-45 Fresh Pond Road  
Ridgewood, NY 11385

718-456-9600

www.werbarealty.com

# CONDOS FOR SALE



## BUILDING DETAILS

Garage:	Pkg Space in Garage
Driveway:	0
Basement:	0
Bedrooms:	2
Bath:	2 Full
# Kitchens:	1
EIK:	0
Dining Room:	0
Den/Fam Room:	1
Office:	0
Appearance:	New Construction
Porch:	0
Patio:	0
Deck:	Balcony-some units
WW Carpet:	0
Wood Floors:	Throughout
Stove:	Frigidaire Appliances
Refrigerator:	Frigidaire Appliances
Washer:	
Dryer:	
A/C:	Heat & Air
Fireplace:	0
Skylight:	0
Water:	Public
Sewer:	Yes
Fuel:	Gas
Heat:	

LID #6248-0042C

Units 1B/1C/1D-2A/2B/2C/2D-3A/3B/3C/3D

Ridgewood, NY 11385

## PROPERTY DETAILS

Type:	2 BR Condos
Construction:	Brick
Att/Det:	Detached
Stories:	3
Basement:	Laundry/Storage
Condo Sq. Ft:	498-997 sq. ft.
Year Built:	2008
Fuel:	Gas
Heat:	Heat & Air
School District:	24
Lot:	
Block:	
Zoning:	
Taxes:	15 yr. tax abatement
	Elevator from Main Floor to Basement

1 BEDROOM UNIT: \$295,000

2 BR UNITS: \$350,000-\$395,000

11 UNITS LEFT—Make an Offer!

## CONDO PRICING / COMMON CHARGES

1B-1BR/1BA-498SF:	\$295K	\$155.28 cc
1C-2BR/1BA-680SF:	\$350K	\$180.48 cc
1D-2BR/2BA-826SF:	\$360K	\$192.72 cc
2A-2BR/2BA-792SF:	\$365K	\$197.76 cc
2B-2BR/2BA-741SF:	\$365K	\$197.76 cc
2C-2BR/2BA-743SF:	\$365K	\$197.76 cc
2D (B) -2BR/2BA-997SF:	\$395K	\$207.84 cc
3A-2BR/2BA-792SF:	\$365K	\$198.96 cc
3B-2BR/2BA-741SF:	\$365K	\$198.96 cc
3C-2BR/2BA-743SF:	\$365K	\$198.96 cc
3D (B) -2BR/2BA-940SF:	\$365K	\$201.04 cc

## PARKING SPACES

7 Parking Spaces  
available in Garage

\$25,000 each

## EXPENSES

Common Charges: \$155-\$208

Total Annual Expenses \$

**Brand New Construction - 12 CONDOS**  
**Low Monthly Maintenance Fee-15 Year Tax Abatement**

Storage Facility with each unit in Basement

Excellent Construction-Open Floor Plan-Intercom-Beautiful Brazilian Teak Wood  
Floors-Laundry Facility in Basement w. elevator from main fl to basement

Kitchens: Granite Counters-42" Cherry Wood Cabinets  
SS Frigidaire: Stove/Refrigerator/Dishwasher  
Bathrooms: 2 Full Beautiful Marlboro Tile Baths  
Close to Train / Shops—Perfect

05-05-2010—OFFICE-Frank-#6248-0042C

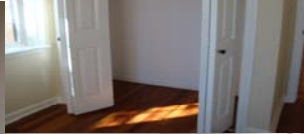


Driveway to 7 car garage-\$25K per space

Laundry in Basement: 3 Washers / 3 Dryers

Elevator from Main Floor to Basement

Pictures of Unit B2-2 BR / 2Bath/ Open Fl Plan



Pictures of Unit A2-2 BR / 2Bath (1 w. shower)/ Open Fl Plan

