



**Gabriele Kapp**  
 Real Estate Sales Agent  
 718-456-9600 ext. 28  
 gabi@werbarealty.com

## Werba Realty

SALES • RENTALS • PROPERTY MANAGEMENT

66-45 Fresh Pond Road  
 Ridgewood, NY 11385

718-456-9600

www.werbarealty.com

# HOUSE FOR SALE



Ridgewood, NY  
 LID # 6442-0017E

List Price: \$529,000

### PROPERTY DETAILS

**Type:** 2 Family  
**Construction:** Brick  
**Att/Det:** Semi-Detached  
**Stories:** 2  
**Basement:** Yes -Finished  
**Bldg. Size:** 20 x 55 ft.  
**Year Built:** 1920  
**Living Area-sq.ft.:** 2,750  
**Fuel:** Gas  
**Heat:** Hot Air  
**School District:** 24  
**Lot Size:** 22 x 100 ft.  
**Block #:** 3617  
**Lot #:** 26  
**Zoning:** R5B  
**Taxes:** \$3,547

### INCOME

First Floor: VACANT  
 2nd Floor: \$950

Total Rent:	Monthly	Annually
	\$950	\$11,400

### EXPENSES

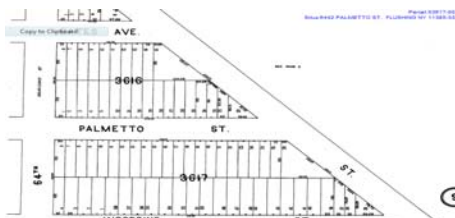
Water:	\$
Septic:	\$
Fuel:	\$
Electric:	\$
Maintenance/Repairs:	\$
Insurance:	\$
Taxes:	\$3,547
Miscellaneous:	\$

**Total Annual Expenses \$**

**TOTAL NET INCOME \$**

### BUILDING DETAILS

**Garage:** 0  
**Driveway:** No  
**Basement:** Yes- Finished  
**# Bedrooms:** 4  
**# Baths:** 2.5  
**# Kitchens:** 2  
**EIK:** Yes  
**Dining Room:** Yes  
**Den/Fam Room:** Yes  
**Office:**  
**Attic:** No  
**Appearance:** Great  
**Porch:** No  
**Patio:** Yes  
**Deck:**  
**WW Carpet:**  
**Wood Floors:** Yes  
**Stove:** 2  
**Refrigerator:** 2  
**Washer:** 1  
**Dryer:** 1  
**A/C:**  
**Fireplace:**  
**Skylight:** Yes  
**Water:** Public-City  
**Sewer:** Public-City  
**Fuel:** Gas  
**Heat:** Steam Heat



**Basement:** 2 Rooms with High Ceilings, Separate Laundry Area, Separate Utility Area, 1/2 Bath, Access to Backyard and Front Sidewalk  
**1st Fl.:** Oversized BR, LR, DR, EIK w. access to yard, Full Bath, Lots of Closets, Walk-in Foyer Closet  
**2nd Fl.:** RR, Oversized BR, Smaller BR, LR, DR, EIK w. access to yard, Full Bath, Lots of Closets  
 Nice size Yard with Patio & Garden-Access from Basement & Kitchen  
**House is near Fresh Pond Road and Train—Nice Quiet Block**  
**New Boiler (2008) & Converted to Gas (2008)**

07/01/09—Office#6442-0017E



View Down the Block

Additional Pictures  
for  
64-42 Palmetto Street  
Ridgewood, NY 11385



Basement Access to Front of House



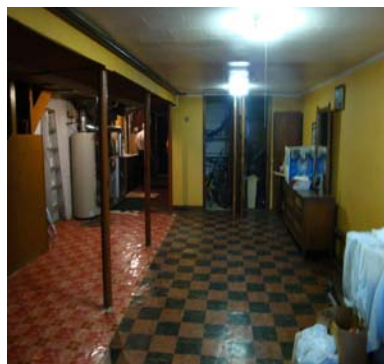
Foyer and 2nd Floor



Backyard & Patio



First Floor



1st Floor Bath & Kitchen with access to yard

Basement