

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

HOUSE FOR SALE



LID #6534-0003

List Price of ea. Att. Unit: \$ 649,000

List Price End Unit: \$679,000

PROPERTY DETAILS

Type: 2 Family
Construction: Brick/Stucco
Att/Det: 4 Attached/1 Semi-det.
Stories: 3
Basement: Finished
Bldg. Size: 18 x 48.75 ft.
Year Built: 2007
Living Area-sq.ft.: 2,631
Fuel: Gas
Heat: Hot Water
School District: 24
Lot Size: 28.01 x 99.64 ft.
Lot: 24
Block: 3603
Zoning: R4
Taxes: \$18,332

INCOME

Apartments
1st Fl.: \$
2nd Fl.: \$

Total Rent: Monthly \$
Annually \$

BUILDING DETAILS

Garage: 0
Driveway: Common in back
Basement: Semi-Finished
Kitchens: 2
EIK: 0
Dining Room: 0
Den/Fam Room: Open Floor Plan
Office: 0
Attic: 0
Appearance: Brand New
Porch: 3rd Floor has balcony
Patio: 0
Deck: 0
WW Carpet: 0
Wood Floors: Throughout
Stove: 0
Refrigerator: 0
Washer: 0
Dryer: 0
A/C: 0
Fireplace: 0
Skylight: 0
Water:
Sewer:
Fuel: Gas
Heat: Hot Water

EXPENSES

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

Total Annual Expenses \$

TOTAL NET INCOME \$

REMARKS

(Description of rooms in each apartment, noteworthy improvements/attributes of property)

New Homes—Very Modern Cabinetry/Bath Fixtures

Double Duplex 3 Bedrooms over 3 Bedrooms, 2 1/2 baths, Semi-Finished Basement with 1/2 bath, Driveway, Homeowners Association

1st Floor Duplex includes finished basement., Living Room/Kitchen/Bath/2 BR, Master Bedroom on 2nd floor with bath

2nd Floor Duplex has Kit/Liv Rm on 2nd Fl., 3 Bedrooms on 3rd fl (Master with balcony)