

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



## HARDT PROPERTIES

69-19 66th Place,  
Glendale, NY 11378

List Price: \$449,000

### PROPERTY DETAILS

Type: 1 Family  
Construction: Frame  
Att/Det: Detached  
Stories: 2  
Basement: Yes-Finished  
Bldg. Size: 16' x 36' ft  
Year Built: 1925  
Living Area-sq.ft.: 1,288  
Fuel: Gas  
Heat:  
School District: 24  
Lot Size: 20.25' x 95' ft  
Lot: 36  
Block: 3647  
Zoning: R4-1  
Taxes: \$2,900

### MORTGAGE OPTIONS

#### QUOTES BY CHANNEL MORTGAGE-4/8/09

##### 30 Year Loan

Monthly Loan Payment = \$2,047.52 PI

PITI (Princ. Int. Taxes & Ins.) \$2567.31

10 % Down = \$44,900 @ 4.5 % interest

Closing Costs = \$21,077.69

Monthly Loan Payment = \$1,820.01 PI

PITI (Princ. Int. Taxes & Ins.) \$2131.01

20 % Down = \$89,800 @ 4.5% interest

Closing Costs = \$19,690.50

Monthly Loan Payment = \$2,503.19 PI

PITI (Princ. Int. Taxes & Ins.) \$2994.73

FHA 3.5% Down = \$15,715 @ 5.5% interest

Closing Costs=\$17,850.45

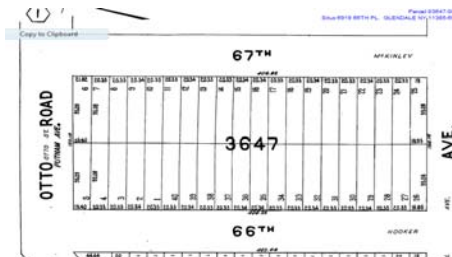
### BUILDING DETAILS

Garage: 1  
Driveway: Shared  
Basement: Yes-Finished  
Bath: 1 1/2  
# Kitchens: 1  
EIK: 1  
Dining Room: 1  
Den/Fam Room: 1  
Office: 0  
Attic: 0  
Appearance: Newly Renovated  
Porch: 0  
Patio: 0  
Deck: 0  
WW Carpet: Basement  
Wood Floors: Throughout  
Stove: 1  
Refrigerator: 0  
Washer: 1  
Dryer: 1  
A/C: 2  
Fireplace: 0  
Skylight: 0  
Water: Public  
Sewer: Yes  
Fuel: Gas  
Heat:

### EXPENSES

Water: \$  
Septic: \$  
Fuel: \$  
Electric: \$  
Maintenance/Repairs: \$  
Insurance: \$  
Taxes: \$2,737.96  
Miscellaneous: \$

**Total Annual Expenses \$**



Basement: Finished-NEW carpet in Great Rm & NEW linoleum in storage & Laundry  
BIG OPEN Rm, Finished Storage Rm, Laundry Rm w. 1/2 Bath & Separate Boiler Rm  
1st Fl.: Den/Living Room/Dining Room/Kitchen  
2nd Fl.: 3 Bedrooms/Full Bath  
Backyard Patio w. side yard/garden next to 1 Car Garage  
Upgraded 220 electric / New Gas Boiler  
Interior Completely Renovated-Move in Mint Condition!  
Hardwood Floors throughout-Must See

**HOUSE IS NEWLY RENOVATED AND CURRENTLY UNOCCUPIED**

Call the Movers—you will love this home!

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