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Werba Realty

SALES • RENTALS • PROPERTY MANAGEMENT

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 Ridgewood, NY 11385

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HOUSE FOR SALE



LID # 7447-0024E

ML#

List Price: \$469,000

Glendale NY 11385

PROPERTY DETAILS

Type: 2 Family
Construction: Brick
Att/Det: Semi-Detached
Stories: 2
Basement: Yes -Finished
Bldg. Size: 19 x 42 ft.
Year Built: 1925
Living Area-sq.ft.: 1,748
Fuel: Oil
Heat:
School District: 24
Lot Size: 23 x 100 ft.
Block #: 3597
Lot #: 64
Zoning: R5
Taxes: \$2,547.88

INCOME

First Floor: VACANT
 2nd Floor: \$675
 2nd Fl Tenant in process of moving out

Total Rent:	Monthly	Annually
	\$675	\$8,100

BUILDING DETAILS

Garage: 2
Driveway: Yes-Party
Basement: Yes-Finished
Bedrooms: 1+2
Baths: 2
Kitchens: 2
EIK: Yes
Dining Room:
Den/Fam Room: 2
Office: 1
Attic: No
Appearance: Great
Porch:
Patio: Patio/sm side garden
Deck:
WW Carpet: Yes
Wood Floors: Yes
Stove: 2
Refrigerator: 2
Washer:
Dryer:
A/C:
Fireplace:
Skylight:
Water: Public-City
Sewer: Public-City
Fuel: Oil
Heat:

EXPENSES

Water:	\$
Septic:	\$
Fuel:	\$
Electric:	\$
Maintenance/Repairs:	\$
Insurance:	\$
Taxes:	\$2,547.88
Miscellaneous:	\$

Total Annual Expenses \$

TOTAL NET INCOME \$

Basement: Finished, 1 BIG Room w. Closet, 1 BIG Utility Rm w. sink & access to Backyard, 1 Nice Size Storage Room off Utility Rm
 1st Fl.: Foyer/BR/Liv Rm/Big EIK w. plenty of cabs (stove/dw)/Office-Den w. Big Closet/Full Bath
 2nd Fl.: Liv Rm/ 2 BR/ EIK (stove/ref)/ Full Bath (bigger than 1st fl)
 2 Car Garage with party driveway—Patio with Small Side Garden
Nice Quiet Tree Lined Block—Roof just tarred 2 yrs ago
 Electric for 2nd fl incl. in 1st fl—1 Gas Meter for 2nd fl/1st fl Meter has been removed but can be easily reinstalled by gas company
2 Family Converted from 1 Family

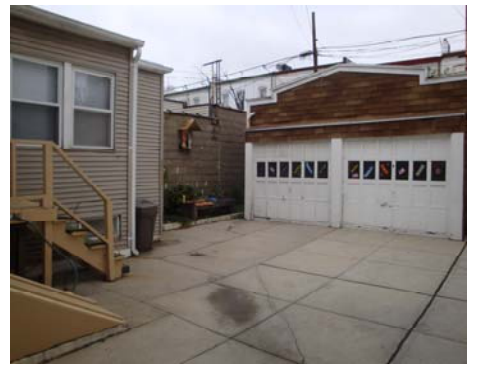
10/16/09—Office#7447-0024E



View down the tree lined block



Party Driveway with 2 Car Garage



2 Car Garage w. side garden



Gas Meter (s)



Storage Rm



Storage Rm w. sink/burner/hot water heater



Back view of House



Oil Tank in Basement



Front Foyer: 2nd FI Access



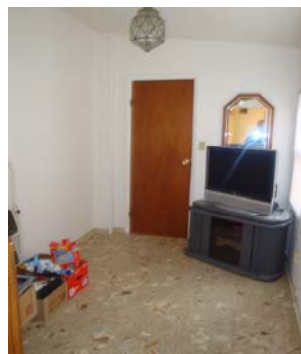
Front Foyer: 1st FI Access



1st FI EIK



Basement



1st FI: BR / Living Room / Den / Full Bath