



**HOUSE
FOR SALE**

7804 86th Street, Glendale, NY 11385

1 FAMILY - LOT 25x100



718-456-9600 / www.werbarealty.com

GLENDALE

LID# 2020031078041 / MLS#

\$718,000

**Fully Detached - Gated Private Driveway
Private Patio Yard - 1 Car Garage**



WR WERBA REALTY
Werba Property Management Since 1965

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PROPERTY CHARACTERISTICS

Appearance: Good
Construction: Frame
Att/Semi-Det/Det: Detached
of Families: 1 Family
of Commercial Units:
of Stories: 2 Stories
Basement: Full Basement
Finished Basement: Unfinished
Fuel: Gas
Heat:
Building Size: 16x40
Int. SF: 1,406 SF
Lot Size: 25x100
Lot SF: 2,500
Year Built: 1930
Zoning: R4-1
School District: 24

INCOME

EXPENSES

Common Charges:
Electric:
Fuel:
Insurance:
Maintenance:
Miscellaneous:
Taxes: \$6,278
Water:
Total Annual Expenses:

ROOMS

of Rooms: 7
Unit SF:
of Bedrooms: 3
of Kitchens: 1
Eat in Kitchen: Yes
Kitchen Type:
Total Bathrooms: 2
of Full Bathrooms: 1
of Half Bathrooms: 1
Dining Room: Formal Dining Room
Den/Family Room:
Auxiliary Rooms: Foyer, Attic

OUTDOOR SPACE & PARKING

Yard: Patio Yard
Other:
Driveway: Gated Private
Garage: 1

APPLIANCES & FLOORING

Stove: 1
Refrigerator: 1
Dishwasher: 1
Washer: 1
Dryer: 1
A/C: 2
Wood Flooring: Yes
Wall to Wall Carpet: Yes
Linoleum/Tile:

FLOOR DESCRIPTION

Basement/Subfloor: Unfinished Basement.
 Private driveway w/ 1-car Garage
Level 1: Foyer, Living Room, Dining Room, Eat-in-Kitchen, Half Bath
Level 2: 3 BR, Full Bath