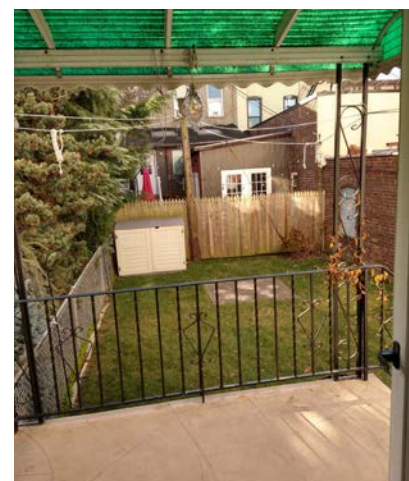
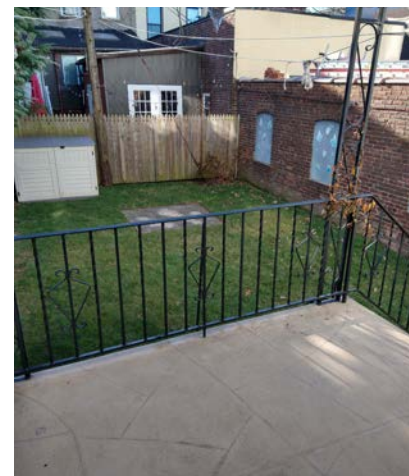


# FOR SALE



6004 69TH AVENUE, RIDGEWOOD, NY 11385

**\$995,000**

2 FAMILY BRICK HOUSE IN HISTORICAL DISTRICT

**DELIVERED VACANT AT CLOSING**

LID2023010760042  
WERBAREALTY.COM

MATT DURALIEV  
LICENSED SALESPERSON  
mattewerbarealty.com  
718-456-9600 ext. 18

SONIA JURAN KULESZA  
LICENSED ASSOCIATE BROKER  
soniakewerbarealty.com  
718-456-9600 ext. 29

**WERBA**   
REALTY



WERBAREALTY.COM

LID# 2023010760042| MLS# 3451198

718-456-9600

### PROPERTY CHARACTERISTICS

Appearance: Good  
 Construction: Brick  
 Att/Semi-Det/Det: Attached  
 Property Type: 2 Family  
 # of Units: 2  
 # of Stories: 2  
 Skylight: N/A  
 Basement: Full  
 Finished Basement: Yes  
 Int. SF: 2,240  
 Listing \$/SF:  
 Lot Size: 20x100  
 Lot SF: 2,000  
 Year Built: 1901  
 Zoning: R5B  
 School District: 24

### ROOMS

#of Rooms: 11  
 # of Bedrooms: 5  
 # of Kitchens: 2 EIK  
 # of Dining Rooms: 2 Formal DR  
 Total Bathrooms: 2  
 # of Full Bathrooms: 2  
 # of Half Bathrooms:

### APPLIANCES, FLOORING, & UTILITIES

Stove: 2  
 Refrigerator: 1  
 Dishwasher: 1  
 Microwave:  
 Washer: 1  
 Dryer: 1  
 Other Appliances:  
 Wood Floors:  
 Tile:  
 Fuel: Gas  
 Heating Type: Steam  
 Gas: ✓  
 # of Heating Zone: 1

### FLOORPLAN

Basement Subfloor: Full Finished, laundry, utility, access to front/backyard  
 Level 1: EIK, LivRm, DinRm, Full Bath, 2BR, Access to backyard  
 Level 2: EIK, LivRm, DinRm, Full Bath, 3BR, roof access

### OUTDOOR SPACE & PARKING

Yard: Yes  
 Other: Front Yard & Backyard Access from Basement

### EXPENSES

Total Taxes: \$3,623.00

### NOTEWORTHY

Pets:  
 No Smoking:  
 Transportation/Shop: Fresh Pond Rd / Myrtle Avenue

Other Amenities: HISTORICAL DISTRICT  
**DELIVERED VACANT AT CLOSING**

