

FOR SALE



6456 WOODBINE STREET, RIDGEWOOD NY 11385

\$1,245,000

 **REDUCED PRICE**

TWO FAMILY DETACHED BRICK HOUSE

THREE CAR GARAGE

FULLY VACANT ON TITLE

LID2023032864562

WERBAREALTY.COM

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REALTY



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Can't beat this location in the middle of Ridgewood- A classic 2 family brick building with a detached 3 car garage and only blocks to the M train, shops, restaurants, banks, and more. Put your own stamp on this property, create a basement retreat space, and/or use it for storage. FULLY VACANT ON CLOSING! Not to be missed!

PROPERTY CHARACTERISTICS

Appearance: Good
 Construction: Brick
 Att/Semi-Det/Det: Detached
 # of Families: 2 Residential Units
 # of Units: 2
 # of Stories: 2
 Basement: Full
 Finished Basement: No
 Int. SF: 1,800 SF
 Listing \$/SF: \$750.00/SF
 Lot Size: 25x100
 Lot SF: 2,500 Sq. Ft.
 Year Built: 1920
 Zoning: R5B
 School District: 24 Community District

ROOMS

#of Rooms: 10.00 Rooms
 # of Bedrooms: 5 Bedrooms
 Master Bdrm 1st Fl: ✓
 # of Kitchens: 2
 Total Bathrooms: 2
 # of Full Bathrooms: 2
 # of Half Bathrooms: 0
 Dining Room: Lr/Dr

APPLIANCES, FLOORING, & UTILITIES

Stove: 2
 Refrigerator: 2
 Dishwasher: 1
 Washer: 1
 Fuel: Oil
 Heat: Steam
 Gas:
 # of Heating Zone:

FLOORPLAN

Basement Subfloor: Full Unfinished Basement w access to backyard
 Level 1: 5Rms:Kitchen,LivRm Dining Rm,LG BR,Full Bath,access to yard
 Level 2: 6Rms:Kitchen,LivRm Dining Rm,3BR,Full Bath

OUTDOOR SPACE & PARKING

Other: Party
 Garage Spaces: 3.00

INCOME

income **FULLY VACANT ON TITLE**
 Description:

EXPENSES

Total Taxes: \$7,431.00

NOTEWORTHY

Pets: X
 No Smoking: ✓
 Transportation/Shop: Fresh Pond Rd
 Other Amenities: Bowed Front Facade
 3 GARAGES
 All Fully VACANT at CLOSING