

137-24 81 Street, Howard Beach, NY 11414

List Price: \$949,000



ML#: 3228268 Residential 2 Family, Sd LSC: PC

Sec/Area: Lindenwood **Style:** Colonial
Devel: **Rooms:** 19
Hamlet: **Br:** 8
Village: **Baths Full:** 5 **Half:** 0
Taxes: \$7,800.00 **Vill Tax:** **Lot Size:** 3303
Total Taxes: \$7,800.00 **Lot Sqft:** 3303
Dis: 27 **Sec:** **Zoning:** R4
Block: 11386 **Lot:** 0014 **Adult Comm:** N
Appx Yr Built: 1963 **Year Renovated:**
Yr Built Exception: **New Constr:** N

School District: Queens 27 **Elementary School:**
Jr High School: **High School:**

Cross Street: 149th Avenue **Walk Score®:** 75
Directions: Google Map

Location Features:
PUD:

Public Remarks: This oversized colonial multi-family nestled on a quiet dead-end block in the Lindenwood section of Howard Beach boasts unusually large units. Three bedrooms and two full bathrooms over another three bedrooms and two full bathrooms, plus a fully finished and functional basement, you certainly won't lack space. Formal dining rooms and eat-in kitchens, brand new roof and boiler, balcony, and private driveway leading to a spacious back yard. With an excellent brick and siding mixed exterior, make the interior your own with some aesthetic upgrades, and this house is a dream for either a live-in landlord or investor. Roof - 1.5 Yr Old | Boiler - 1.5-Year-Old 1st FL: 3 Beds, F. Living Rm, F. Dining Rm, EIK, 2 Full Baths 2nd FL: 3 Beds, Living Rm, Dining Rm, EIK, 2 Full Baths + Terrace Basement: Full Finished w/OSE, Rec Room + Utility Room

<u>Units</u>												
Unit #	Flr	Desc	Bths	Bths	Rms	BRs	Sqft	Appliances	Lse	LSE End	Occ	Rent
Full	Half	Date										
		Basement	Full	Finished								
				w/OSE, Rec								
				Room + Utility								
		Room										
Unit_1	1st Floor	1st Floor	2		7.0	3		Oven/Range, Refrigerator				
Unit_2	2nd Floor	1st Floor	2		7.0	3		Oven/Range, Refrigerator				

Property Characteristics

<u>Interior Features</u>	<u>Exteriors Features</u>	<u>Utilities</u>
Interior Features: 1st Fl Master Bedroom, 1st Floor Bedrm, Cathedral/Vaulted/High Ceiling, Den/Family Room, Eat in Kitchen Total Rooms Finished: 19 Appearance: Excellent Appx Int Sqft: Basement: Finished, Full, Walk Out # Kitchens: 3 Attic: Fireplaces: 0	Exterior Features: Balcony Tennis Ct Desc: Parking: Driveway, Private Parking Driveway: Pvt # of Parking Spaces: 2 Construction: Brick, Frame Siding Description: Vinyl Street Type: Other Structures: View: Lot Exposure: Building Size: 2392 Sqft	A/C: CAC Zones: Heating Fuel: Natural Gas Heating Type: Base Board Heat Zones: 3 Sep HW Heater: Hotwater: # of Heat Units: 3 # of Electric Meters: 2 # of Gas Meters: 2 Garbage Removal: Water Description: Sewer Description: Sewer Included In Taxes: Permit: CO

Included: Ceiling Fan, Dryer, Oven/Range, Refrigerator, Second Refrigerator
Personal Property Exclusions:
Personal Property Exclusions (Additional):
Modification Exclusions:

Waterfront Features: **Water Frontage:**

Building Features:

Green Features:

Floor Plans		
Level	Type	Description

Additional Info

Also For Rent: N
Rental Income:
Tenant Pays:

Auction Listing:
Auction Terms Sale Listing:

Short Sale:
REO: N

Investment Info

Adjusted GOI:
Gross Operating Income:
Total Vacancies:
1Bedrooms:
2Bedrooms:
3Bedrooms:
4Bedrooms:

Fuel Expenses:
Insurance Expenses:
Maintenance Expenses:
Trash Removal Expenses:
Water Expenses:
Other Expenses:

List Date: 7/01/2020
On Market Dte: 7/01/2020

Original LP: \$940,000
Prior LP: \$940,000
List Price: \$949,000
Owner Financing: N

Concessions Paid by Seller:

Occupancy:

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