



LISTING #: SRNY13072116

Status: AVAILABLE

No. of Families: 1
Approx. Int. Sq Ft: 1,530
Lot Sq Ft: N/A
No. of Bedrooms: 3
No. of Kitchen: 1
Driveway: Yes
Porch/Terrace: 2
Common Charges: \$458.69

No. of Stories: Duplex (2)
Sale/Rent: SHORT SALE APPROVED
Property Type: CONDO Residential
Bathrooms: 3 Full
Eat in: Open Concept
Garage: 1 Indoor
Backyard: N/A
Assessment: \$174.87

Cross Street: 155th Avenue & 156th Avenue
 Directions: www.mapquest.com

Remarks: Sovereign Realty of NY, Inc has been retained as the exclusive broker to arrange the sale of 151-17 78th Street Howard Beach, NY 11414. *All information provided should be independently verified.*

Property Description: Welcome to Greentree Condo at 151-17 78th Street Howard Beach, NY. Howard Beach is an upper middle class neighborhood in the southwestern portion of the New York City borough of Queens. This amazing well maintained duplex condo is just under 1,600 sq ft. Complete with a full finished basement including a back terrace; this unit features an open concept kitchen complete with granite countertop and sleek stainless steel appliances. Hardwood floors throughout. Very well-lit with over size windows, and the added luxury of a back terrace/porch overlooking a beautiful green scenery for relaxation. 1 indoor car garage leads directly to the basement. Located in Southwestern portion of Queens, this unit is conveniently located close to all.

Appx Yr Built: 1986	No. of Bedrooms: 3	Stove: 2
Construction: Brick	No. of Bathrooms: 3	Refrigerator: 2
Appearance: Mint	Kitchen: Open Concept	Dishwasher: 0
Taxes: \$3,500.00	Living/Dining: Formal	Washer: 0
Elevator: No	Floor Type: Hardwood	Dryer: 0
Garage Parking: Yes	Lot Sq Ft: N/A	Approx. Int. Sq Ft: 1,530

1st FL: Beautiful open concept kitchen, Formal Living and Dining Combo, 2 Spacious Bedrooms / 2 Full Bathroom including 1 Master and back terrace.

Basement: Full Finished (Duplex) - 1 bedroom, full bathroom and back terrace

List Date: 07/21/2016	Original LP: \$399,000.00	Seller Agency Comp:
Exp Date: 02/28/2017	Prior LP: \$399,000.00	Buyer Agency Comp:

Occupancy: Closing	Owner: Conte
Listing Broker: Sovereign Realty of NY, Inc.	Show Instructions: By Appointment ONLY.
Listing Agent: Shanie Baran	Show/Status: (347) 838-3200 (O) / (347) 322-3872 (D)