

**FOR SALE: 107-48 77 STREET OZONE PARK, NY 11417**

**PRICE: \$435,000.00**

**SOVEREIGN REALTY OF NY, Inc.**



*"Building a Future Together"*

**FOR SALE**

**347-838-3200**

**LISTING #: SRNY13052315**

**Status: AVAILABLE**

**No. of Families: 2**  
**Approx. Sq Ft: 1344**  
**Lot Size: 20 X 100**  
**No. of Bedrooms: 3**  
**Kitchen: Eat-In**  
**Backyard: Yes**

**Sale/Rent: SALE**  
**Property Type: Residential**  
**Bathrooms: 2 Full**  
**Driveway/Garage: Yes - 1**  
**No. of Stories: 2**



Cross Street: Pitkin Avenue

Directions: [www.mapquest.com](http://www.mapquest.com)

Remarks: Roof – 1 Year Old, Updated Bathroom and Kitchen with stainless steel appliances & granite counter top

**Property Description:** Welcome to Ozone Park! This lovely 2 Family brick townhouse offers a great layout which makes for a perfect starter home or an investment property. It comes with an open island style kitchen featuring granite counter top and stainless steel appliances, newly renovated bathrooms, spacious bedrooms, walk in closet and stylish hard wood floors. A front porch for afternoon conversations and 1 car garage. Beautiful backyard for summer time fun. Walking distance to subway. Shopping is around the corner. Conveniently located close to all amenities.

Appx Yr Built: 1955	No. of Bedrooms: 3	Stove: 2
Construction: Brick	No. of Bathrooms: 2	Refrigerator: 2
Appearance: Mint	Kitchen: Open/Eat In	Dishwasher: 0
Taxes: \$3,875.00	Living/Dining: Combo	A/C: 0
Elevator: No	Floor Type: Hard wood	Cable: Ready
Garage Parking: Yes	Lot Size: 20 X 100	Approx. Sq Ft: 1344

**1<sup>st</sup> Fl:** Beautiful Living Room, Island Style Kitchen, Full Bathroom, Walk in closet & 2 Spacious Bedrooms

**Ground Floor:** Living Room, Eat in Kitchen, Full Bathroom, & Spacious Bedroom with Closet

Separate entrance leads to laundry, utility room and backyard

<b>List Date:</b> 05/23/2015	<b>Original LP:</b> \$435,000.00	<b>Seller Agency Comp:</b> 1%
<b>Exp Date:</b> 12/31/2015	<b>Prior LP:</b> \$435,000.00	<b>Buyer Agency Comp:</b> 1%

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

**SOVEREIGN REALTY OF NY, Inc.**

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