



<b>952 Bowling Green Drive , Westbury, NY 11590</b>		<b>Sold Price: \$565,000</b>	
	<b>ML#: 3305796</b>		<b>Residential</b>
			<b>1 Family, Det</b>
			<b>LSC: CL</b>
	<b>Sec/Area:</b> Salisbury <b>Devel:</b> <b>Hamlet:</b> <b>Taxes:</b> \$10,772.77 <b>VIII Tax:</b> <b>Total Taxes:</b> \$10,772.77 <b>Dis:</b> <b>Sec:</b> 45 <b>Block:</b> 16 <b>Lot:</b> 82 <b>Appx Yr Built:</b> 1951 <b>Yr Built Exception:</b>		<b>Style:</b> Cape <b>Rooms:</b> 6 <b>Br:</b> 4 <b>Baths Full:</b> 1 <b>Half:</b> 0 <b>Lot Size:</b> 53x100 <b>Lot Sqft:</b> 5200 <b>Zoning:</b> <b>Adult Comm:</b> N <b>Year Renovated:</b> <b>New Constr:</b> N
<b>School District:</b> East Meadow		<b>Elementary School:</b>	
<b>Jr High School:</b>		<b>High School:</b>	
<b>Cross Street:</b> Old Country Road		 <b>Walk Score®:</b> 52	
<b>Directions:</b> Old Country Road to Bowling Green Drive			
<b>Location Features:</b> Close to Bus, Close to Park, Close to School, Close to Shops, Near Public Transportation			
<b>PUD:</b>			
<b>Agent Only Remarks:</b> All Offers Must Be in Writing w/Proof of Funds and/or Mtg. Pre-Approval. No Offer considered Accepted Until Formal Contracts Are Fully Executed & Delivered. All Listing Information, Including But Not Limited to Taxes, Lot Size, Sq. Footage, etc., Ae Not Guaranteed and Provided as Accommodation & Must be Independently Verified by Agents & Counsel. No Commission Earned Until Closing & Passage of title. Compensation Offered to MLS Participants Only.			
<b>Public Remarks:</b> Look No Further than this Impeccably Designed & Maintained 4 Bd/1 Bath Cape in the Heart of Salisbury! This Lovingly Maintained Home has Fantastic Curb Appeal! From the Beautiful Green Lawns to the Backyard Fireplace, this Home is Perfect for Entertaining! This Home Boasts an Open Concept LR/DR & EIK. The Main Bedroom is on 1st Floor, along with the Full Bath and 2nd Bedroom all With Plenty of Closet Space! The 2nd Floor has 2 Additional Bedrooms. With Amenities Galore, including Low Taxes, East Meadow SD, Newer Boiler, Roof, Electric & Hot Water Heater, and 1.5 Car Detached Garage, this Home Will Not Last!			
<b>Property Characteristics</b>			
<b><u>Interior Features</u></b>		<b><u>Exteriors Features</u></b>	
<b>Interior Features:</b> 1st Fl Master Bedroom, Eat in Kitchen, Formal Dining Room, Granite Countertops, Hardwood Floors As Seen, Pantry <b>Total Rooms Finished:</b> <b>Appearance:</b> Mint <b>Appx Int Sqft:</b> <b>Basement:</b> None <b># Kitchens:</b> 1 <b>Attic:</b> Full <b>Fireplaces:</b> 0		<b>Exterior Features:</b> Fenced Yard, Patio, Sprinkler Lawn Sys <b>Tennis Ct Desc:</b> <b>Parking:</b> 1 Car Detached <b>Driveway:</b> Pvt <b>Construction:</b> Block, Frame <b>Siding Description:</b> <b>Street Type:</b> PUBLIC <b>Other Structures:</b> <b>View:</b> <b>Lot Exposure:</b> <b>Building Size:</b>	
		<b><u>Utilities</u></b>	
		<b>A/C:</b> Wall Units <b>Heating Fuel:</b> Oil Above Ground <b>Heating Type:</b> <b>Heat Zones:</b> 1 <b>Sep HW Heater:</b> <b>Hotwater:</b> Fuel Oil Stand Alone <b># of Heat Units:</b> <b># of Electric Meters:</b> <b># of Gas Meters:</b> <b>Garbage Removal:</b> Public <b>Water Description:</b> Municipal <b>Sewer Description:</b> Municipal <b>Included In Taxes:</b> Sewer, Trash <b>Permit:</b>	
<b>Included:</b> A/C Units, Dishwasher, Dryer, Oven/Range, Refrigerator, Washer <b>Personal Property Exclusions:</b> <b>Personal Property Exclusions (Additional):</b> <b>Modification Exclusions:</b>			
<b>Waterfront Features:</b>		<b>Water Frontage:</b>	
<b>Building Features:</b>			
<b>Green Features:</b>			
<b>Floor Plans</b>			
<b>Level</b>	<b>Type</b>	<b>Description</b>	
1	Additional	LR, DR, EIK, 2 Bdrms, 1 Bath	
2	Additional	2 Bdrms	
<b>Additional Info</b>			
<b>Also For Rent:</b> N		<b>Auction Listing:</b> N	
<b>Rental Income:</b>		<b>Auction Terms Sale Listing:</b>	
<b>Tenant Pays:</b>		<b>Contract Vendee Listing:</b>	
		<b>REO:</b> N	
		<b>Supersedes ML#:</b>	
<b>Investment Info</b>			
<b>Adjusted GOI:</b>		<b>Fuel Expenses:</b>	
<b>Gross Operating Income:</b>		<b>Insurance Expenses:</b>	
Prepared by: George Davalos   Premium Group Realty Corp   (516) 243-7570 george91sales@gmail.com (C) (631) 748-0826   06/11/2021 11:28 AM <small>Information supplied by third parties and not by OneKey™ MLS  Information Copyright 2021, OneKey™ MLS</small>			

<b>Total Vacancies:</b>		<b>Maintenance Expenses:</b>	
<b># 1Bedrooms:</b>		<b>Trash Removal Expenses:</b>	
<b># 2Bedrooms:</b>		<b>Water Expenses:</b>	
<b># 3Bedrooms:</b>		<b>Other Expenses:</b>	
<b># 4Bedrooms:</b>			
<b>List Date:</b> 4/22/2021	<b>Original LP:</b> \$549,000	<b>Agreement Type:</b>	
<b>Exp Date:</b> 1/21/2022	<b>Prior LP:</b>	<b>Seller Agency Comp:</b> 0	
<b>UC Date:</b> 5/03/2021	<b>List Price:</b> \$549,000	<b>Buyer Agency Comp:</b> 2	
<b>Prop Title Dte:</b> 6/15/2021	<b>Owner Financing:</b> N	<b>Broker Agency Comp:</b> 2	
<b>Title Date:</b> 6/08/2021	<b>Sold Price:</b> \$565,000	<i>Offers of compensation are for OneKey™ MLS Participants only.</i>	
	<b>% Difference:</b> -2.9	<b>Concessions Paid by Seller:</b>	
	<b>Mortgage Type:</b> Conv		
	<b>Final Mort:</b> 508500		
	<b>Withdrw/Rel Dte:</b>		
	<b>Obligation Dte:</b>		
	<b>W/R Conditions:</b>		
	<b>DOM:</b> 11		
<b>Listing Office/Agent Info</b>			
Daniel Gale Associates Inc ( GALE05)	516-677-0030	Kari G Caulfield	516-677-0030
<b>Selling/Co Selling Office/Agent Info</b>			
Premium Group Realty Corp ( PRMN01)	516-243-7570	George Davalos	516-243-7570
<b>Occupancy:</b>	<b>Owner:</b> Prignano	<b>Offers:</b> Cannot be Present	
<b>Moved From:</b> Staten Island	<b>Purchaser:</b> Badala		
<b>Show Instr:</b> By Appointment with Listing Agent			
<b>Status/Show#:</b> 516-313-9792			
<b>Lockbox:</b> N	<b>Neg Dir:</b> N	<b>Access Showing:</b> BKR	