



85 Franklin Avenue, Lynbrook, NY 11563**Sold Price: \$899,000**

	ML#: 3282413	Residential	1 Family, Det	LSC: CL
	Sec/Area: Devel: Hamlet: Taxes: \$18,488.56 Vill Tax: Total Taxes: \$18,488.56 Dis: Sec: 37 Block: 223 Lot: 168 Appx Yr Built: 1923 Yr Built Exception:	Style: Other Rooms: 9 Br: 5 Baths Full: 2 Half: 1 Lot Size: 50x200 Lot Sqft: 10750 Zoning: Adult Comm: N Year Renovated: New Constr: N		

School District: Malverne **Elementary School:**
Jr High School: Howard T Herber Middle School **High School:** Malverne Senior High School

Cross Street: Whitehall St  **Walk Score®:** 60
Directions: from southern state parkway take exist 16s to franklin ave pass the rail road tracks house is on the right hand side

Location Features:
PUD:

Agent Only Remarks: Please contact (347)531-3828 for showings, send covid disclosure and preapproval to justingambarealestate@gmail.com. Must have covid19 disclosure and preapproval to show. thank you for your cooperation.

Public Remarks: Make yourself at home with this immaculately renovated Contemporary with a sprawling backyard. Recess LED lighting throughout. Viking appliances complement quartz countertops with amazing natural lighting. Fireplace newly decorated with stacked stones. Master bedroom w/ newly renovated Master bath. Huge 2 car detached garage. Full finished basement with glimmering tiles. Perfect for those who want to entertain. Connected to the highly rated Malverne School District. Many houses are described as a dream home but this one TRULY fits the bill. Don't miss out, make it yours today!

Property Characteristics

<u>Interior Features</u>	<u>Exteriors Features</u>	<u>Utilities</u>
Interior Features: Hardwood Floors As Seen, Master Bath Total Rooms Finished: Appearance: Appx Int Sqft: Basement: Full # Kitchens: 1 Attic: Unfinished Fireplaces: 1	Exterior Features: Tennis Ct Desc: Parking: 2 Car Detached, Detached Driveway: Pvt Construction: Other/See Remarks Siding Description: Stucco Street Type: Other Structures: View: Lot Exposure: Building Size:	A/C: Central Heating Fuel: Natural Gas Heating Type: Forced Air Heat Zones: Sep HW Heater: Hotwater: Gas Stand Alone # of Heat Units: # of Electric Meters: # of Gas Meters: Garbage Removal: Water Description: Municipal Sewer Description: Municipal Included In Taxes: Permit:

Included:
Personal Property Exclusions:
Modification Exclusions: None

Waterfront Features: **Water Frontage:**

Building Features: Fireplace, Master Bath

Green Features:

Floor Plans

<u>Level</u>	<u>Type</u>	<u>Description</u>
1	Bedroom	1st floor bedroom/guest room
1	Bathroom	half bathroom
1	Kitchen	fully renovated kitchen w/ viking appliances
1	Living Room	living room w/ fireplace
2	Bedroom	Master bedroom w/ separate bathroom
2	Bedroom	2nd floor Br
2	Bedroom	2nd floor Br
2	Bedroom	2nd floor Br
2	Bathroom	full bathroom
2	Bathroom	master bathroom attached to master bedroom

Additional Info

Also For Rent: N **Auction Listing:** **REO:** N
Rental Income: **Auction Terms Sale Listing:** **Supersedes ML#:**

Prepared by: Maria Veliz Premium Group Realty Corp (516) 243-7570
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Tenant Pays:		Contract Vendee Listing:	
List Date: 1/21/2021	Original LP: \$1,100,000	Agreement Type: Excl Right	
Exp Date: 7/21/2021	Prior LP: \$919,000	Seller Agency Comp: 0	
Cancel Effective Date: 4/13/2021	List Price: \$899,000	Buyer Agency Comp: 2	
UC Date: 7/16/2021	Owner Financing:	Broker Agency Comp: 2	
Title Date: 10/06/2021	Sold Price: \$899,000	Offers of compensation are for OneKey™ MLS Participants only.	
	% Difference: 0.0	Concessions Paid by Seller:	
	Mortgage Type: Unknown		
	Final Mort:		
	Withdrw/Rel Dte:		
	Obligation Dte:		
	W/R Conditions:		
	DOM: 175		
Listing Office/Agent Info			
Premium Group Realty Corp (PRMN01)	516-243-7570	Justin Gamba	347-531-3828
Selling/Co Selling Office/Agent Info			
Charles Rutenberg Realty Inc (CHRU01)	516-575-7500	Khaleeqe Rehman	516-575-7500
Occupancy:	Owner: 52 E Fulton Llc	Offers: Can be Present	
Moved From:	Purchaser: Mehren Ahmed		
Show Instr: Call (347)531-3828 Agent Justin Gamba to schedule showings			
Status/Show#: 347-531-3828			
Lockbox: N	Neg Dir: N	Access Showing: BKR	