

212 Beach 27th St, Far Rockaway, NY 11691

List Price: \$319,999



<b>ML#: 3215475</b>		Residential	1 Family, Det	<b>LSC: PEN</b>	
<b>Sec/Area:</b>			<b>Style:</b> Colonial		
<b>Devel:</b>			<b>Rooms:</b> 5		
<b>Hamlet:</b>			<b>Br:</b> 3		
<b>Taxes:</b> \$3,012.00		<b>Vill Tax:</b>	<b>Baths Full:</b> 1		<b>Half:</b> 1
<b>Total Taxes:</b> \$3,012.00			<b>Lot Size:</b> 29x136		
<b>Dis:</b>		<b>Sec:</b>	<b>Lot Sqft:</b> 3944		
<b>Block:</b> 15802		<b>Lot:</b> 12	<b>Zoning:</b>		
<b>Appx Yr Built:</b> 1925			<b>Adult Comm:</b> N		
<b>Yr Built Exception:</b>			<b>Year Renovated:</b>		
			<b>New Constr:</b> N		

<b>School District:</b> Queens 27	<b>Elementary School:</b>
<b>Jr High School:</b>	<b>High School:</b>

<b>Cross Street:</b> Beach 27th St	<b>Walk Score®:</b> 75
<b>Directions:</b> MAPQUEST.COM	

<b>Location Features:</b>
<b>PUD:</b>

<b>Agent Only Remarks:</b> Accepted offer
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<b>Public Remarks:</b> HOUSE NEEDS TENDER LOVING CARE. HOME SITS ON A 29X136 LOT SIZE. COLONIAL, SINGLE FAMILY FEATURES 3 BEDROOMS, 1.5 BATH, LIVING ROOM, DINING ROOM, EAT IN KITCHEN. This Property Requires Flood Insurance which is approximately \$4,000
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**Property Characteristics**

<u>Interior Features</u>	<u>Exteriors Features</u>	<u>Utilities</u>
<b>Interior Features:</b> Eat in Kitchen, Formal Dining Room, Hardwood Floors As Seen, Lr/Dr <b>Total Rooms Finished:</b> <b>Appearance:</b> NEEDS TLC <b>Appx Int Sqft:</b> 1152 <b>Basement:</b> Full <b># Kitchens:</b> 1 <b>Attic:</b> <b>Fireplaces:</b> 0	<b>Exterior Features:</b> <b>Tennis Ct Desc:</b> <b>Parking:</b> <b>Driveway:</b> Pvt <b># of Parking Spaces:</b> <b>Construction:</b> Frame <b>Siding Description:</b> <b>Street Type:</b> <b>Other Structures:</b> <b>View:</b> <b>Lot Exposure:</b> <b>Building Size:</b> 16.5X41	<b>A/C:</b> <b>Heating Fuel:</b> Natural Gas <b>Heating Type:</b> Other <b>Heat Zones:</b> <b>Sep HW Heater:</b> <b>Hotwater:</b> <b># of Heat Units:</b> <b># of Electric Meters:</b> <b># of Gas Meters:</b> <b>Garbage Removal:</b> <b>Water Description:</b> <b>Sewer Description:</b> Sewer <b>Included In Taxes:</b> <b>Permit:</b>

<b>Included:</b>
<b>Personal Property Exclusions:</b>
<b>Personal Property Exclusions (Additional):</b>
<b>Modification Exclusions:</b>

<b>Waterfront Features:</b>	<b>Water Frontage:</b>
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<b>Building Features:</b>
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<b>Green Features:</b>
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**Floor Plans**

<u>Level</u>	<u>Type</u>	<u>Description</u>
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**Additional Info**

<b>Also For Rent:</b> N	<b>Auction Listing:</b>	<b>REO:</b> N
<b>Rental Income:</b>	<b>Auction Terms Sale Listing:</b>	<b>Supersedes ML#:</b>
<b>Tenant Pays:</b>	<b>Contract Vendee Listing:</b>	

**Investment Info**

<b>Adjusted GOI:</b>	<b>Fuel Expenses:</b>
<b>Gross Operating Income:</b>	<b>Insurance Expenses:</b>
<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> 5/15/2020	<b>Original LP:</b> \$319,999	<b>Agreement Type:</b> Excl Right
<b>Exp Date:</b> 12/31/2020	<b>Prior LP:</b>	<b>Seller Agency Comp:</b> 0
<b>UC Date:</b> 7/21/2020	<b>List Price:</b> \$319,999	<b>Buyer Agency Comp:</b> 1.5
<b>Title Date:</b>	<b>Owner Financia:</b>	<b>Broker Agency Comp:</b> 1.5

Prepared by: Lorena Moncayo Premium Group Realty Corp (516) 243-7570  
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<b>Sold Price:</b> <b>% Difference:</b> <b>Mortgage Type:</b> <b>Final Mort:</b> <b>Withdrw/Rel Dte:</b> <b>Obligation Dte:</b> <b>W/R Conditions:</b> <b>DOM: 67</b>		<b>Listing Office/Agent Info</b> Exit Realty First Choice ( NOW02)      718-380-2500      Roman Davydov      718-380-2500 <b>Selling/Co Selling Office/Agent Info</b> Premium Group Realty Corp ( PRMN 01)      516-243-7570      Lorena Moncayo      516-243-7570	
<b>Occupancy:</b> <b>Moved From:</b> <b>Show Instr:</b> VIRTUAL SHOWINGS <b>Status/Show#:</b> 718-380-2500 <b>Lockbox:</b> <b>Neg Dir:</b> N		<b>Owner:</b> Goldmeer <b>Purchaser:</b> <b>Offers:</b> Cannot be Present <b>Status/Show# 2:</b> <b>Access Showing:</b>	