



Parcel ID: S0200-782-00-01-00-023-001

County: S

Property Address

1 Dawn Dr
Shirley 11967-1707, NY
Mastic Acres Un 9

District: 200 Block: 0001
Section: 782 Lot: 23

Additional Lot:

Owner Info:

Owner: Jamie Bustamante
Owner Addl: Ha
Company:
Own Ph#:
Ownership:

Carrier Rte: C006
Census Tract: 1594082019
Loc:
Tax Unit:

Do Not Call: Mailing Opt Out:

Non Owner Occupied: N

Mailing Address

1 Dawn Dr C006
-Shirley, NY 11967 1707

Taxes	Assessments	Market Total Value: \$315,190	Lot Description
Tax Class: 472289	Land Value: \$150		Acres: 0.1900
Taxes: \$11,663	Imp Value: \$2,340		Lot Sqft: 8276
Tax Year: 2019	Total Value: \$2,490		Lot Frontage Ft:
Exemption: N	Assessment Update Date: 7/08/2020		Lot Depth:
	Data Update Date: 7/13/2020		Irregular:
Schools SD#: William Floyd		State School Code: 472232	

Property Characteristics

Property Characteristics

- Property Class: Single Family Residence

Stories: Year Built:
Baths Total: Ext Walls:
Fuel: Pool:

Style: Land Use: Sfr

Property Indic: Single Family Residence

Garage: Park:
Ground Floor Sqft: Univ Bldg Sqft:
Sewer: Water:

Deed Info

Property Characteristics

Deed Date: 7/17/2017

Deed Recording Date: 7/31/2017

Deed Book/Page: 012922/ 000635

Sold Price: \$315,000

Grantor: Ferraro Santino

Multi APN:

Mortgage Recording Date: 7/31/2017

Mortgage Amount: \$294,032

Lender: Intercontinental Cap Grp Inc
Fha 30 Y
2nd Mtg:

Sales Deed Categ: Deed

Historical Deed 1:

Historical Deed 1

Deed Date: 9/22/2011

Deed Recording Date: 11/04/2011

Deed Book/Page: 022132/ 000976

Sold Price:

Grantor:

Grantee: Ferraro Santino & Lindsay

Multi APN:

Mortgage Amount:

Sales Deed Categ: Deed Of Trust

Historical Deed 2:

Historical Deed 2

Deed Date: 1/22/2007

Deed Recording Date: 2/01/2007

Deed Book/Page: 012490/ 000373

Sold Price: \$340,000

Grantor: Dilavore J & C

Grantee: Ferraro S

Listing History

ML#	Style	Rms	Br	Bth	Status	Price	List Date	Exp Date	Title Date	DOM
2932670	Hi Ranch	8.0	4	2.0	CL	\$315,000	04/26/2017	12/31/2017	07/17/2017	57
1889875	Hi Ranch	9.0	4	2.0	CL	\$340,000	10/26/2006	04/26/2007	02/01/2007	21
1818979	Hi Ranch	9.0	4	2.0	EXP	\$369,996	04/24/2006	10/24/2006		

1 Dawn Drive, Shirley, NY 11967

Sold Price: \$315,000



ML#: 2932670

Residential

1 Family, Det

LSC: CL

Sec/Area:

Devel:

Hamlet:

Taxes: \$10,998.00

Vill Tax:

Total Taxes: \$10,998.00

Dis: 200

Sec: 78200

Block: 100

Lot: 23001

Appx Yr Built: 1977

Yr Built Exception:

Style: Hi Ranch

Rooms: 8

Br: 4

Baths Full: 2

Half: 0

Lot Size: 100X75

Lot Sqft: 0

Zoning: Residential

Adult Comm: N

Year Renovated:

New Constr: N

School District: 32 - William Floyd

Jr High School:

Elementary School:

High School:

Cross Street: River



Walk Score®: 2

Directions: William Floyd To Dawn Dr

Location Features:

PUD:

Agent Only Remarks: Commissions Offered Hereunder Subject To Closing Of Title. Beautiful 4 Bedroom, 2 Full Bath Hi Ranch Featuring Wood Floors, Dining Room W/Deck, Eat In Kitchen, Living Room, Updated Kitchen & Bath & New Fence. Minutes To Park, Co's For Everything.

Public Remarks: Beautiful 4 Bedroom, 2 Full Bath Hi Ranch Featuring Wood Floors, Dining Room W/Deck, Eat In Kitchen, Living Room, Updated Kitchen & Bath & New Fence. Minutes To Park, Co's For Everything.

Property Characteristics

Interior Features

Interior Features: Den/Family Room, Eat in Kitchen, Hardwood Floors As Seen

Total Rooms Finished:

Appearance: Mint+

Appx Int Sqft:

Basement: None, Unfinished

Kitchens: 1

Attic: None

Fireplaces: 0

Exteriors Features

Exterior Features: Deck, Patio, Porch, Sprinkler Lawn Sys

Tennis Ct Desc:

Parking: 1 Car Attached

Driveway: Pvt

of Parking Spaces:

Construction: Frame

Siding Description:

Street Type:

Other Structures:

View:

Lot Exposure:

Building Size:

Utilities

A/C: Central

Heating Fuel: Oil

Heating Type: Hot Water

Heat Zones: 2

Sep HW Heater: Oil

Hotwater:

of Heat Units:

of Electric Meters:

of Gas Meters:

Garbage Removal:

Water Description: Municipal

Sewer Description:

Included In Taxes:

Permit:

Included: Dishwasher, Dryer, Refrigerator, Washer

Personal Property Exclusions:

Personal Property Exclusions (Additional):

Modification Exclusions:

Waterfront Features:

Water Frontage:

Building Features: Hardwood Floors Exist

Lot Description: Corner Lot

Green Features:

Floor Plans

Level	Type	Description
1	Bedroom	
2	Bedroom	
2	Kitchen	
2	Living Room	

1st Floor: Den, Full Bath, Play Area, Bedroom

2nd Floor: Kitchen, Living Room, 3 Bedrooms, Full Bath

Bsmt/Subfl: None

1st Floor: Den, Full Bath, Play Area, Bedroom

2nd Floor: Kitchen, Living Room, 3 Bedrooms, Full Bath

Additional Info

Also For Rent: N

Auction Listing:

REO: N

Rental Income:

Auction Terms Sale Listing:

Supersedes ML#:

Tenant Pays:

Contract Vendee Listing:

Investment Info

Adjusted GOI:

Fuel Expenses:

Gross Operating Income:

Insurance Expenses:

Prepared by: Elton Alvarez Premium Group Realty Corp (516) 243-7570

ejavier20@aol.com 08/26/2020 9:20 PM

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Sellers Obligations Regarding Property Condition Disclosure

As the seller of residential real property, you are required by law to complete and sign a Property Condition Disclosure Statement as prescribed by Real Property Law 462(2) and cause it, or a copy thereof, to be delivered to a buyer or buyer's agent prior to the signing by the buyer of a binding contract of sale. A copy of the Property Condition Disclosure Statement containing the signatures of both the buyer and the seller must be attached to the real estate purchase contract.

If you acquire knowledge which renders materially inaccurate a Property Condition Disclosure Statement previously provided, you must deliver a revised Property Condition Disclosure Statement to the buyer as soon as practicable. In no event, however, will you be required to provide a revised Property Condition Disclosure Statement, after the transfer of title from you to the buyer or after the buyer has commenced occupancy of the property.

If you fail to deliver a Property Condition Disclosure Statement to the buyer prior to the buyer signing a binding contract of sale, the buyer will be entitled to a credit in the amount of \$500.00 against the purchase price of the property upon the transfer of title.

I have received and read this disclosure notice.

Dated: 8/29/20

Seller: Jamie Bustamante

Date: _____

Seller: _____



SALES - DISCLOSURE FOR PRE-1978 HOUSING SALES DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS



Seller's Name: Jamie Bustamante Property Address: 1 Dawn Dr
City/State/Zip/Phone: Stirley, N.Y. 11967

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (initial)

- JP (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
- ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

- ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- JP (b) Records and Reports available to the seller (check one below):
- ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

- ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

- _____ (c) Purchaser has received copies of all information listed above.
- _____ (d) Purchaser has received the pamphlet *Protect Your Family From Lead in Your Home*.
- _____ (e) Purchaser has (check one below):
- ☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
- ☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

- _____ (f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852 d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller: Jamie Bustamante Date: _____ Seller: _____ Date: _____
Purchaser: _____ Date: _____ Purchaser: _____ Date: _____
Agent: Geoff Date: 8/29/20 Agent: _____ Date: _____

Total Vacancies: # 1Bedrooms: # 2Bedrooms: # 3Bedrooms: # 4Bedrooms:		Maintenance Expenses: Trash Removal Expenses: Water Expenses: Other Expenses:	
List Date: 4/26/2017 Exp Date: 12/31/2017 UC Date: 6/22/2017 Title Date: 7/17/2017	Original LP: \$309,000 Prior LP: List Price: \$309,000 Owner Financing: Sold Price: \$315,000 % Difference: -1.9 Mortgage Type: Unknown Final Mort: Withdrw/Rel Dte: Obligation Dte: W/R Conditions: DOM: 57	Agreement Type: Seller Agency Comp: 0 Buyer Agency Comp: 2 Broker Agency Comp: 2 Offers of compensation are for OneKey™ MLS Participants only. Concessions Paid by Seller:	
Listing Office/Agent Info			
Coldwell Banker Residential (CBRB01)	631-588-9090	Klersy, Maureen A	631-445-4195
Selling/Co Selling Office/Agent Info			
J A P Realty Corp (JOSE 01)	718-505-1124	Alvarez, Elton J	
Occupancy: On Title Moved From: Holtsville Show Instr: Status/Show Call 855-746-9901 Status/Show#: 855-746-9901 Lockbox:		Owner: Ferraro Purchaser: Bustamante Offers: Can Be Present Status/Show# 2: Access Showing:	

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~~430~~

1 DAWN DR
 Shirley 11967
 Zillow 353,235
 RWFID 388,289
 ZipRealty 389K

RESIDENTIAL PROPERTY DATA SECTION (PDS)



* Means Required Information

*Broker Load (Y or N) ☐

*ML #

LOCATION

Street #: Street Dir: *Street Name: St Suffix:
 *Town: *Zone: *Zip: Zip + 4:
 Sec/Area: *Cross St:
 Development: *School District Name:
 *School District #: District: Section: Block:
 Lot: Zoning: Corner Prop. (Y or N): ☐ Cul-de-sac (Y or N): ☐
 *Waterfront (Y or N): ☐ Water Frontage: Waterfront Desc.: *Waterview (Y or N): ☐
 Bulkhead (Y or N): ☐ Docking Rights: Beach Rights (Y or N): ☐ *Adult Community (Y or N): ☐ Minimum Age:
 Gated Property (Y or N): ☐ Front Exposure

PRICE & DATES

*Listing Price: *Taxes (w/o exempt.): Additional Village Taxes:
 Taxes W/Basic Star Exempt: *Listing Date: *Exp Date:

HOME CHARACTERISTICS

*Style: *Rooms: *Bedrooms: *Baths-Full: *Baths-Half:
 *# Families: *Detached/Att (Det-Att-Sd): *# Kitchens: *Eat In Kitchen (Y or N): ☐
 *Dining Room: *Den/Family Rm (Y or N): ☐ *Office (Y or N): ☐ *Attic (Y or N): ☐ *MBR 1ST Floor (Y or N): ☐
 (If 2 or more Fam.) Permit (Co-Exempt-Permit): Permit #: Handicap Access (Y or N): ☐
 Handicap Access Desc.:
 Approx int Square Footage: *Basement (Crawl-Full-Part-None-Opt): Finished Bsmt (P-Y-N): ☐
 *# Fireplaces: W/W Carpet (Y or N): ☐ Wood Floors (Y or N): ☐ *Approx. Year Built: *New Construction (Y or N): ☐
 Skylight: ☐ Appearance:
 Floor Description:
 Bsmt/Subfloor:
 *1st Floor:
 2nd Floor:
 3rd Floor:

EXTERIOR

*Construction: Garage: Garage Type: *Driveway (PTY-PVT-N):
 Deck: Patio: Porch:
 *Pool: ☐ Pool Desc.:
 Inground Lawn Sprinklers: Tennis Court (Y or N): ☐ Tennis Court Desc.:
 Horse Property: ☐ *Lot Size: *Lot Sq. Footage:
 Building Size:

APPLIANCES

*Stove: ☐ *Refrigerator: ☐ *Washer: ☐ *Dryer: ☐ *Dishwasher: ☐

UTILITIES

*Fuel: *Heat: # Heating Zones: Sewer (Y or N): ☐ Separate Hot Water Heater:
 *A/C (# or CAC): CAC # Zones: Water (Public-Well):

GREEN

Green Features (Y or N): ☐ Green Certified (Y or N): ☐ Certification Type:
 Certification Year:
 Energy Efficiency Attributes:

OWNER/BROKER

*Owner: *Status/Showing Phone #: *Broker or Agent Owned (Y or N): ☐
 *Seller Agency Compensation: *Buyer Agency Compensation:
 *Broker Agency Compensation: Agency (Enter A If Agency): ☐ *Exclusions (Y or N): ☐ *Negotiate Direct (Y or N): ☐
 Occupancy:
 Show Instructions: Lockbox (Y or N): ☐ Owner Financing (Y or N): ☐

Remarks: