

1092 Washington Avenue, Westbury, NY 11590**Sold Price: \$505,000****ML#: 3253946**

Residential

1 Family, Det

LSC: CL

Sec/Area: Salisbury**Devel:****Hamlet:****Taxes:** \$9,533.00**Vill Tax:****Total Taxes:** \$9,533.00**Dis:****Sec:** 45**Block:** 02**Lot:** 63**Appx Yr Built:** 1949**Yr Built Exception:****Style:** Cape**Rooms:** 7**Br:** 4**Baths Full:** 1**Half:** 1**Lot Size:** 60x100**Lot Sqft:** 6000**Zoning:****Adult Comm:** N**Year Renovated:** 2016**New Constr:** N**School District:** East Meadow**Elementary School:****Jr High School:** Clarke Middle School**High School:****Cross Street:** Old Country Rd
 Walk Score®: 71
Directions: Off Old Country Rd.**Location Features:** Close to Bus, Close to Park, Close to School, Close to Shops, Near Public Transportation**PUD:****Agent Only Remarks:** Under Contract as of 12/11/20

Public Remarks: All renovated plumbing, electric, windows, walls, insulation, appliances, light fixtures. Taxes shown w/o star program. Bsmt is 7' in height. House has Fire place and detached garage, back patio and about 10 Fruit trees: plum, pluot, cherry's, pears, peach, figs, persimmon. Grape Myrtle's, grape vines and number of perennial flowers.

Property Characteristics

Interior Features

Interior Features: 1st Floor Bedrm, Eat in Kitchen, Hardwood Floors As Seen, Master Bath

Total Rooms Finished: 6**Appearance:** Good**Appx Int Sqft:****Basement:** Full**# Kitchens:** 1**Attic:****Fireplaces:** 1

Exteriors Features

Exterior Features: Fenced, Fenced Yard**Tennis Ct Desc:****Parking:** Detached, Garage Parking, Street Parking**Driveway:** Pvt**Construction:** Brick, Frame**Siding Description:** Vinyl**Street Type:** Public**Other Structures:****View:****Lot Exposure:** Exposure East, Exposure North, Exposure South, Exposure West**Building Size:**

Utilities

A/C:**Heating Fuel:** Oil**Heating Type:** Base Board, Radiator**Heat Zones:** 3**Sep HW Heater:****Hotwater:** Fuel Oil Stand Alone, On Demand**# of Heat Units:****# of Electric Meters:****# of Gas Meters:****Garbage Removal:****Water Description:** Municipal**Sewer Description:** Municipal**Included In Taxes:** Sewer, Trash**Permit:****Included:** Door Hardware, Front Gate, Light Fixtures, Mailbox, Oven/Range, Screens**Personal Property Exclusions:** Refrigerator**Personal Property Exclusions (Additional):****Modification Exclusions:****Waterfront Features:****Water Frontage:****Building Features:** Existing Screens, Fireplace, Hardwood Floors Exist**Lot Description:** Level**Green Features:** Double Pane Windows, Storm Doors**Cert Year:**

Floor Plans

<u>Level</u>	<u>Type</u>	<u>Description</u>
Lower	Family Room	Toilet, sink

Additional Info

Also For Rent: N**Auction Listing:** N**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:****Total Vacancies:****Maintenance Expenses:****# 1Bedrooms:****Trash Removal Expenses:****# 2Bedrooms:****Water Expenses:****# 3Bedrooms:****Other Expenses:****# 4Bedrooms:****List Date:** 9/19/2020**Original L P:** \$569,000**Agreement Type:**

Prepared by: John Quiridumbay Premium Group Realty Corp (516) 243-7570

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List Date: 07/10/2020 Exp Date: 12/31/2020 UC Date: 12/11/2020 Title Date: 3/01/2021	Original LP: \$500,000 Prior LP: \$497,000 List Price: \$515,000 Owner Financing: N Sold Price: \$505,000 % Difference: 1.9 Mortgage Type: Conv Final Mort: Withdrw/Rel Dte: Obligation Dte: W/R Conditions: DOM: 83	Agreement Type: Seller Agency Comp: 0 Buyer Agency Comp: 1.5 Broker Agency Comp: 1.5 <i>Offers of compensation are for OneKey™ MLS Participants only.</i> Concessions Paid by Seller:
Listing Office/Agent Info Benjamin Realty Since 1980 (BENJ01) 718-263-1600 Irina Pankrushina 917-603-6405		
Selling/Co Selling Office/Agent Info Premium Group Realty Corp (PRMN01) 516-243-7570 John R Quiridumbay 516-243-7570		
Occupancy: OT Moved From: n/a Show Instr: Under Contract as of 12/11/20 Status/Show#: 917-603-6405 Lockbox: N	Owner: Pank Purchaser: n/a	Offers:
Neg Dir: Y	Status/Show# 2: Access Showing:	