

**279 Woodlawn Avenue, St. James, NY 11780****Sold Price: \$463,600****ML#: 3239357**

Residential

1 Family, Det

LSC: CL

**Sec/Area:****Devel:****Hamlet:****Taxes:** \$11,211.00**Vill Tax:****Total Taxes:** \$11,211.00**Dis:** 800**Sec:** 58**Block:** 4**Lot:** 1**Appx Yr Built:** 1948**Yr Built Exception:****Style:** Exp Cape**Rooms:** 8**Br:** 4**Baths Full:** 2**Half:** 0**Lot Size:** 0.54**Lot Sqft:** 23522**Zoning:****Adult Comm:** N**Year Renovated:****New Constr:** N**School District:** Smithtown**Elementary School:****Jr High School:****High School:****Cross Street:** Cambon Ave**Walk Score®:** 35**Directions:** Please refer to maps**Location Features:****PUD:**

**Agent Only Remarks:** \*Accepted offer\* All information provided is deemed reliable, but is not guaranteed and should be independently verified. Property sold As is condition. Please send Covid 19 disc and Fair housing to schedule appointment. Please wear mask and gloves.

**Public Remarks:** Beautiful expanded cape in very desirable area of St. James a 23,000 sq feet lot. 4 Bedrooms 2 full baths, partially finished basement + utilities. Corner lot with entrance on both streets and a large driveway. Great schools with a short walk to Smithtown High School and 10 min drive to Stony Brook. Close to shopping, dining and mayor hwy's.

### **Property Characteristics**

#### **Interior Features**

**Interior Features:** 1st Floor Bedrm, Den/Family Room, Formal Dining Room, Foyer, Granite Countertops, Hardwood Floors As Seen

**Total Rooms Finished:** 8**Appearance:** Good**Appx Int Sqft:****Basement:** Partially Finished**# Kitchens:** 1**Attic:** Partial, Pull Stairs**Fireplaces:** 0

#### **Exteriors Features**

**Exterior Features:** Fenced Yard**Tennis Ct Desc:****Parking:** 1 Car Attached, Driveway**Driveway:** Pvt**Construction:** Frame**Siding Description:** Aluminum**Street Type:****Other Structures:****View:****Lot Exposure:****Building Size:**

#### **Utilities**

**A/C:****Heating Fuel:** Oil Above Ground**Heating Type:** Base Board**Heat Zones:****Sep HW Heater:****Hotwater:****# of Heat Units:****# of Electric Meters:****# of Gas Meters:****Garbage Removal:****Water Description:** Municipal**Sewer Description:****Included In Taxes:****Permit:****Included:** Dishwasher, Dryer, Microwave, Oven/Range, Refrigerator, Shades/Blinds, Washer**Personal Property Exclusions:** Water Softner**Personal Property Exclusions (Additional):****Modification Exclusions:****Waterfront Features:****Water Frontage:****Flood Zone A, AE or V:** N**Building Features:** Hardwood Floors Exist**Lot Description:** Corner Lot**Green Features:**

### **Floor Plans**

<b>Level</b>	<b>Type</b>	<b>Description</b>
Basement	Family Room	2 Finished Rooms
1	Kitchen	
1	Bedroom	2 bedrooms + Full Bath + Laundry + Garage entrance
1	Living Room	Formal Dining room + Living room
2	Bedroom	2 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: Lorena Moncayo Premium Group Realty Corp (516) 243-7570  
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<b>Total Vacancies:</b> <b># 1Bedrooms:</b> <b># 2Bedrooms:</b> <b># 3Bedrooms:</b> <b># 4Bedrooms:</b>		<b>Maintenance Expenses:</b> <b>Trash Removal Expenses:</b> <b>Water Expenses:</b> <b>Other Expenses:</b>	
<b>List Date:</b> 8/03/2020 <b>Exp Date:</b> 5/01/2021 <b>UC Date:</b> 10/09/2020 <b>Prop Title Dte:</b> 12/10/2020 <b>Title Date:</b> 1/28/2021	<b>Original LP:</b> \$469,000 <b>Prior LP:</b> \$469,000 <b>List Price:</b> \$459,000 <b>Owner Financing:</b> <b>Sold Price:</b> \$463,600 <b>% Difference:</b> -1.0 <b>Mortgage Type:</b> Va <b>Final Mort:</b> <b>Withdrw/Rel Dte:</b> <b>Obligation Dte:</b> <b>W/R Conditions:</b> <b>DOM:</b> 56	<b>Agreement Type:</b> <b>Seller Agency Comp:</b> 0 <b>Buyer Agency Comp:</b> 2 <b>Broker Agency Comp:</b> 2 <i>Offers of compensation are for OneKey™ MLS Participants only.</i> <b>Concessions Paid by Seller:</b>	
<b><i>Listing Office/Agent Info</i></b>			
Premium Group Realty Corp ( PRMN01)	516-243-7570	Lorena I Moncayo	516-304-4846
<b><i>Co-Listing Office/Agent Info</i></b>			
Premium Group Realty Corp ( PRMN01)	516-243-7570	Eliana Phipps	631-838-6768
<b><i>Selling/Co Selling Office/Agent Info</i></b>			
Coldwell Banker Realty ( CBRB01)	631-588-9090	Christine M Olsen	631-588-9090
<b>Occupancy:</b> <b>Moved From:</b> Georgia <b>Show Instr:</b> Text agents- You must accompany buyers <b>Status/Show#:</b> 516-304-4846 <b>Lockbox:</b> N	<b>Owner:</b> Hernandez <b>Purchaser:</b> Paton    <b>Neg Dir:</b> Y	<b>Offers:</b>    <b>Status/Show# 2:</b> <b>Access Showing:</b>	