

477 Stratford Ln, Ridge, NY 11961

Unit #:

List Price: \$349,000



ML#: 3083498	Condo	Det	LSC: NEW
Sec/Area:	Devel: Leisure Knoll		
Schools: 12 Longwood	Model: Heather		
Taxes: \$9,323.66	Rooms: 6	Zone: 28	
Vill Tax:	Br: 2	MBR 1st Flr: Y	
Total Taxes: \$9,323.66	Baths Full: 2	Baths Half: 0	
Taxes w/Basic STAR:	Bsmt: None	Fin. Bsmt: N	
Com Charges: \$280.00	Sec: 24110	Dis: 200	
Maint.:	Block: 200	Lot: 1000	
Adult Comm: Y, 55	Ded%:		
Building:	Gated:		
Beach Rts:	Tax Unit#:		
Dock Rts:			

Cross Street: Kingston

Walk Score®: 12

Directions: Whiskey Rd To Kingston, Left On Stratford.

Remarks: All Offers In Writing With Pre-Approval And/Or Proof Of Funds. No Offers Accepted Until Contracts Are Fully Executed And Delivered. All Information Provided Is Deemed Reliable But Is Not Guaranteed And Should Be Independently Verified. Sold " As Is". Property Offered For The First 21 Days To Prospective Buyers Making < 120% Of Ami - Up To \$2,500 Available For Qualified Buyers Based On Income Guidelines.

Property Desc: Beautifully Renovated Home In An 55+ Community - Will Not Last Long! Brand New Kitchen, Granite Counter Tops, Tile Backsplash And Stainless Steel Appliances! Amenities Include Clubhouse, Pool And Tennis Courts. Property Offered For The First 21 Days To Prospective Buyers Making < 120% Of Ami - Up To \$2,500 Available For Qualified Buyers Based On Income Guidelines.

<u>Property Info</u>	<u>Rooms/Building</u>	<u>Appliances/Utilities</u>	<u>Exterior/Misc</u>
Appx Yr Built: 1982	Kitchen: Eik	Stove: 1	Garage: 1, Att
New Construct: N	Dining Room: Lr/Dr	Refrigerator: 1	Parking: Spaces:
Construction: Frame	Appx Int Sqft:	Dishwasher: 1	Parking Charges:
Front Expose:	Wood Floors:	Washer: 1	Patio/Terrace:
Corner:	W/W Carpet:	Dryer: 1	Pool: N
Appearance:	Fireplaces: Skylight:	A/C: Cac	Tennis Ct:
Waterfront: N	Elevator:	CAC Zones:	Management:
Waterview: N	Smoking: Y	Heat: Elec, Elec	Insurance:
Bulkhead:	Doorman:	Heating:	Reserve:
Bylaws Attached:	Pets: Y Cat, Dog	Electric:	Fees:
Managing Agt:	# Flrs in Blding:	Cable:	Oth Fees:
Mang Agt Ph:	# Flrs in Unit:	Sewer:	
Amenities: Clubhouse And More	Unit on Flr#:		
Bsmt/Subfl:		Also For Rent: N	Max Finance %:
1st Floor: Eik, Master Br, Br, 2 Full Bathrooms		Short Sale: N	Flip Tax:
2nd Floor:		REO: N	
Auxiliary Rooms:		Supersedes ML#:	
Personal Property Exclusions:			
Energy Efficient Features: N			
List Date: 11/27/2018	Original LP: \$349,000	Seller Agency Comp: 0	
Exp Date: 11/27/2019	Prior LP:	Buyer Agency Comp: 2	
	List Price: \$349,000	Broker Agency Comp: 2	
	Owner Financing:	List Brkr Comp(For Rental):	
	Finance Restrictions:	Buyer Exclusions: N	
		<i>Offers of compensation are for MLSLI Participants only.</i>	
Occupancy:	Owner: Safeguard Homes	Broker/Agent Owned: Y	Offers:
List Broker: Safeguard Realty LLC (SFE01)		800-673-6993	Show Instructs: Please Call 888-380-8833
List Agent: Smith, Michael J		631-930-9142	Status/Show#: 888-380-8833
			Lockbox: Neg Dir: Y