

265 Manor Rd, Huntington, NY 11743

List Price: \$439,000



|                                |                       |                         |          |
|--------------------------------|-----------------------|-------------------------|----------|
| <b>ML#:</b> 3010310            | Res                   | 1 Family, Det           | LSC: NEW |
| <b>Sec/Area:</b>               | Cape                  | <b>Zone:</b> 20         |          |
| <b>Devel:</b>                  | Rooms: 7              | <b>Br:</b> 3            |          |
| <b>Schools:</b> 1 Elwood       | <b>Baths Full:</b> 1  | <b>MBR 1st Floor:</b> Y |          |
| <b>Taxes:</b> \$9,107.06       | <b>Vill Tax:</b>      | <b>Half:</b> 0          |          |
| <b>Total Taxes:</b> \$9,107.06 | <b>Basement:</b> Full | <b>Fin Bsmt:</b> N      |          |
| <b>Taxes w/Basic STAR:</b>     | <b>Lot Size:</b> 0X0  | <b>Lot Sqft:</b> 10890  |          |
| <b>Dis:</b> 400                | <b>Sec:</b> 21000     | <b>Zoning:</b>          |          |
| <b>Block:</b> 200              | <b>Lot:</b> 80000     |                         |          |
| <b>Adult Comm:</b> N           | <b>Gated Prop:</b>    |                         |          |
| <b>Beach Rts:</b>              | <b>Dock Rts:</b>      |                         |          |

Cross Street: Nash

Walk Score®: 54

Directions: From Jericho Tpke, Head North On Manor Rd For 1 Block (#265)

Remarks: Totally Renovated With All New Roof, Siding, Windows, Doors, Kitchen, Stainless Steel Appliances, Bathroom, Hardwood Floor, Ac/Heat, Hot Water Heater, Driveway, Deck. Property Offered For The First 21 Days To Prospective Buyers Making < 120% Of Ami - Up To \$5,000 Available For Qualified Buyers Based On Income Guidelines.

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| <u>Property Info</u>  | <u>Rooms/Interior</u> | <u>Appliances/Utilities</u> | <u>Exterior</u> |
|-----------------------|-----------------------|-----------------------------|-----------------|
| Appx Yr Built: 1959   | # Kitchens: 1         | Stove: 1                    | Garage: 1, Att  |
| New Constr: N         | Eat In Kitchen: Y     | Refrigerator: 1             | Driveway: Pvt   |
| Construction: Frame   | DiningRm: Lr/Dr       | Dishwasher: 1               | Porch:          |
| Front Expose:         | Den/Fam Rm: Y         | Washer: 0                   | Patio:          |
| Cul-De-Sac: Corner: Y | Office: N             | Dryer: 0                    | Deck: Wood      |
| Horse Prop:           | Attic: N              | A/C: Cac                    | Pool: N         |
| Appearance:           | Apx Int Sqft:         | CAC Zones:                  | Tennis Ct:      |
| Waterfront: N         | Wood Flrs:            | Heat: Gas, Ha               | Ing Sprinks:    |
| Waterview: N          | W/W Carpet:           | Heat Zones:                 | Building Size:  |
| Water Frtage:         | Fireplaces: 0         | Sep HW Heater:              | Water:          |
| Bulkhead:             | Skylight:             | Permit:                     | Sewer:          |

Bsmt/Subfl: Boiler Room, Laundry

1st Floor: Lr/Dr,Kitchen,Fb,Mgr,Walk-In Closet,Sun Room,2 Mud Rooms

2nd Floor: 2 Bedrooms, Hall, 3 Closets

3rd Floor:

Personal Property Exclusions:

Also For Rent: N

Rental Income:

Short Sale: N

REO: N

Supersedes ML#:

|   |                        |  |            |
|---|------------------------|--|------------|
| Energy Efficient Feature: Y                 | Green Certified:       | Cert Type:   | Cert Year: |
| Energy Star Stove, Energy Star Refrigerator |                        |  |            |
| List Date: 3/07/2018                        | Original LP: \$439,000 | Seller Agency Comp: 0  |            |
| Exp Date: 6/10/2018                         | Prior LP:              | Buyer Agency Comp: 2   |            |
|   | List Price: \$439,000  | Broker Agency Comp: 2  |            |
|   | Owner Financing:       | Listing Broker Comp (For Rental):                              |            |
|   | Broker/Agent Owned: Y  | Buyer Exclusions: N  |            |
|   |                        | <i>Offers of compensation are for MLSLI Participants only.</i> |            |

Occupancy: Owner: Safeguard Homes

List Broker: Safeguard Realty LLC ( SFE01)

List Agent: Smith, Michael J

800-673-6993

800-673-6993

Offers:

Show Instr:

Status/Show#: 800-673-6993

Lockbox:

Neg Dir: Y