

23 Gully Landing Rd, Miller Place, NY 11764

List Price: \$399,000



<b>ML#: 3176613</b>	Residential	1 Family, Det	LSC: PC
<b>Sec/Area:</b> Miller Place Park		Colonial	<b>Zone:</b> 28
<b>Devel:</b>		<b>Rooms:</b> 10	
<b>Schools:</b> 8	Miller Place	<b>Br:</b> 3	<b>MBR 1st Floor:</b> N
		<b>Baths Full:</b> 3	<b>Half:</b> 0
<b>Taxes:</b> \$11,952.37	<b>Vill Tax:</b>	<b>Basement:</b> Full	<b>Fin Bsmt:</b> N
<b>Total Taxes:</b> \$11,952.37		<b>Lot Size:</b> 0x0	
<b>Taxes w/Basic STAR:</b>		<b>Lot Sqft:</b> 10019	
<b>Dis:</b> 200	<b>Sec:</b>	<b>Zoning:</b>	
<b>Block:</b> 5	<b>Lot:</b> 13		
<b>Adult Comm:</b> N	<b>Gated Prop:</b>		
<b>Beach Rts:</b> Y	<b>Dock Rts:</b>		

**Cross Street:** N Hampton Ave Walk Score®: 3

**Directions:** From 25A head north on Miller Place Rd, bear left onto N. Country Rd, right onto Lower Rocky Pt Rd, left on Gull Landing Rd (#23)

**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 < \$109,000 [120% Of AMI] - Up To \$2,500 Available For Qualified Buyers Based On Income Guidelines

**Property Description:** Newly Renovated Colonial In Miller Place Park - a Private Beach Community. Beautifully renovated kitchen - with new appliances and cabinets - and new bathrooms. New roof, siding, carpet, water heater & Boiler and refinished floors. Great place to entertain. This one Won't Last!

<u>Property Info</u>	<u>Rooms/Interior</u>	<u>Appliances/Utilities</u>	<u>Exterior</u>
<b>Appx Yr Built:</b> 1950	<b># Kitchens:</b> 1	<b>Stove:</b> 1	<b>Garage:</b> 1, Det
<b>New Constr:</b> N	<b>Eat In Kitchen:</b> Y	<b>Refrigerator:</b> 1	<b>Driveway:</b> Pvt
<b>Construction:</b> Frame	<b>DiningRm:</b> Formal	<b>Dishwasher:</b> 1	<b>Porch:</b>
<b>Front Expose:</b>	<b>Den/Fam Rm:</b> N	<b>Washer:</b> 0	<b>Patio:</b>
<b>Cul-De-Sac:</b> <b>Corner:</b>	<b>Office:</b> N	<b>Dryer:</b> 0	<b>Deck:</b>
<b>Horse Prop:</b>	<b>Attic:</b> Y	<b>A/C:</b> N	<b>Pool:</b> N
<b>Appearance:</b>	<b>Apx Int Sqft:</b>	<b>Heat:</b> Oil, Hw	<b>Tennis Ct:</b>
<b>Waterfront:</b> N	<b>Wood Flrs:</b> Y	<b>Heat Zones:</b> 2	<b>Ing Sprinks:</b>
<b>Waterview:</b> N	<b>W/W Carpet:</b>	<b>Sep HW Heater:</b>	<b>Building Size:</b>
<b>Water Frtage:</b>	<b>Fireplaces:</b> 1	<b>Permit:</b>	<b>Water:</b>
<b>Bulkhead:</b>	<b>Skylight:</b>		<b>Sewer:</b>

<b>Bsmt/Subfl:</b> Full, unfinished	<b>Also For Rent:</b> N
<b>1st Floor:</b> LR, DR, EIK, FB, laundry room	<b>Rental Income:</b>
<b>2nd Floor:</b> 3BRs, 2FB	<b>Short Sale:</b> N
<b>3rd Floor:</b>	<b>REO:</b> N
<b>Personal Property Exclusions:</b>	<b>Supersedes ML#:</b>

<b>Energy Efficient Feature:</b> Y	<b>Green Certified:</b>	<b>Cert Type:</b>	<b>Cert Year:</b>
Energy Star Stove, Energy Star Refrigerator, Energy Star Dishwasher			
<b>List Date:</b> 10/30/2019	<b>Original LP:</b> \$425,000	<b>Seller Agency Comp:</b> 0	
<b>Exp Date:</b> 10/30/2020	<b>Prior LP:</b> \$425,000	<b>Buyer Agency Comp:</b> 2	
	<b>List Price:</b> \$399,000	<b>Broker Agency Comp:</b> 2	
	<b>Owner Financing:</b>	<b>Listing Broker Comp (For Rental):</b>	
	<b>Broker/Agent Owned:</b> Y	<b>Buyer Exclusions:</b> N	
<i>Offers of compensation are for MLSLI Participants only.</i>			

<b>Occupancy:</b>	<b>Owner:</b> Safeguard Credit	<b>Offers:</b>
<b>List Broker:</b> Safeguard Realty LLC ( SFE01)	800-673-6993	<b>Show Instr:</b> Please call 888-380-8833
<b>List Agent:</b> Smith, Michael J	631-930-9142	<b>Status/Show#:</b> 888-380-8833
		<b>Lockbox:</b> <b>Neg Dir:</b> Y