

49 Hilliard Ave, Central Islip, NY 11722

List Price: \$396,000

ML#: 3193645	Residential	1 Family, Det	LSC: NEW
Sec/Area:	Colonial	Zone: 21	
Devel:	Rooms: 10	Br: 3	
Schools: 13 Central Islip	Br: 3	MBR 1st Floor: N	
Taxes: \$0.00	Vill Tax:	Baths Full: 2	Half: 1
Total Taxes: \$0.00	Basement: Full	Fin Bsmt: N	
Taxes w/Basic STAR:	Lot Size: 60x100	Lot Sqft: 5663	
Dis: 500	Sec: 7900	Zoning:	
Block: 0001	Lot: 51		
Adult Comm: N	Gated Prop:		
Beach Rts:	Dock Rts:		



Cross Street: Pineville Rd **Walk Score®:** 50

Directions: From 454 head west on E Suffolk Ave, turn right onto Pineville then right on Hilliard (house in corner of Pineville & Hilliard)

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 21Days To Prospective Buyers Making < \$109,000 [120% Of Amj] - Up To \$2,500 Available For Qualified Buyers Based On Income Guidelines

Property Description: New Custom Home to be built (2020). Brand new 3-bedroom Colonial with Eat-in-Kitchen with Appliances, Dining Room, 2 Bathrooms, Large Master Bedroom w/walk-in closet. Full basement, Hardwood floors throughout. Finishing touches (paint color, molding...) can be chosen by buyer. Taxes to be determined by town.

<u>Property Info</u>	<u>Rooms/Interior</u>	<u>Appliances/Utilities</u>	<u>Exterior</u>
Appx Yr Built: 2020	# Kitchens: 1	Stove: 1	Garage:
New Constr: Y	Eat In Kitchen: Y	Refrigerator: 1	Driveway: Pvt
Construction: Frame	DiningRm: Formal	Dishwasher: 1	Porch:
Front Expose:	Den/Fam Rm: Y	Washer: 0	Patio:
Cul-De-Sac: Corner: Y	Office: N	Dryer: 0	Deck:
Horse Prop:	Attic: Y	A/C: Cac	Pool: N
Appearance:	Apx Int Sqft:	CAC Zones:	Tennis Ct:
Waterfront: N	Wood Flrs: Y	Heat: Elec, Ha	Ing Sprinks:
Waterview: N	W/W Carpet:	Heat Zones:	Building Size:
Water Frtage:	Fireplaces: 0	Sep HW Heater: Y	Water:
Bulkhead:	Skylight:	Permit:	Sewer:

Bsmt/Subfl: Full, unfinished **Also For Rent:** N
1st Floor: EIK, foyer, LR, half bathroom, Laundry room, utility room **Rental Income:**
2nd Floor: 2 BR, 2 FB, MBR w/walk in closet **Short Sale:** N
3rd Floor: **REO:** N
Personal Property Exclusions: **Supersedes ML#:**

Energy Efficient Feature: Y	Green Certified:	Cert Type:	Cert Year:
Energy Star Stove, Energy Star Refrigerator, Energy Star Dishwasher			
List Date: 1/21/2020	Original LP: \$396,000	Seller Agency Comp: 0	
Exp Date: 1/21/2021	Prior LP:	Buyer Agency Comp: 2	
	List Price: \$396,000	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 **Offers:**
List Broker: Safeguard Realty LLC (SFE01) 800-673-6993 **Show Instr:** Please call 888-380-8833
List Agent: Smith, Michael J 631-930-9142 **Status/Show#:** 888-380-8833
Lockbox: **Neg Dir:** Y