

460 E 183rd Street, Bronx, NY 10458

List Price: \$739,000



ML#: H6190610	Residential	2 Family, Att	LSC: NEW
Sec/Area:	Style: Contemporary		
Devel:	Rooms:		
Hamlet:	Br: 4		
Village: Bronx	Baths Full: 4	Half: 1	
Taxes:	Vill Tax:	Lot Size:	
Total Taxes: \$5,000.00	Lot Sqft: 1485		
Dis:	Sec:	Zoning:	
Block:	Lot:	Adult Comm: N	
Appx Yr Built: 2022	Year Renovated:		
Yr Built Exception:	New Constr:		

School District: City of New York
Jr High School: Call Listing Agent
Elementary School: Call Listing Agent
High School: Call Listing Agent

Walk Score®: 89

Location Features: Close to Railroad, Close to Park, Close to Bus, Close to School
PUD:

Public Remarks: Great investment with high rental opportunities. No expense spared in this newly constructed modern two-family home. Just minutes away fr. Fordham University, Botanical Gardens and Bronx's famous Little Italy. Steps to transportation, worship, park, shops, restaurants, hospital, etc. Built with quality, energy efficiency and functionality in mind, the house comes with high-grade finishes, solid insulation and extra perks such as central heating and A/C, laundry hook-ups in each unit, high hat energy-efficient lights, dishwashers, fire-proof exit doors. The Granite stone entry steps add sophistication to the curb appeal while boasting of durability & easy maintenance. Top floor duplex unit boasts an open layout featuring 3 BR'S, 3 full baths, living area, modern eat-in kitchen, front/rear balconies, & an attic. First-floor unit is a 1 BR/1.5 bath apt. w/ modern eat-in kitchen & a finished basement. Both units open to a paved, high-fenced backyard. Take advantage of this income potential

<u>Units</u>												
Unit #	Flr	Desc	Bths Full	Bths Half	Rms	BRs	Sqft	Appliances	Lse	Lse End Date	Occ	Rent
Unit_1	1		1	1		1		Dishwasher,Energy Star N Appliance(s),Microwave ,Oven/Range,Refrigerat or				
Unit_2	2-3		3			3		Dishwasher,Energy Star N Appliance(s),Microwave ,Oven/Range,Refrigerat or				

Property Characteristics

<u>Interior Features</u>	<u>Exteriors Features</u>	<u>Utilities</u>
Interior Features: Eat in Kitchen, 1st Floor Bedrm, 1st Fl Master Bedroom, Foyer, Master Bath, Powder Room, Storage Total Rooms Finished: Appearance: Appx Int Sqft: 1680 Sqft Source: OT Basement: Finished, Full # Kitchens: Attic: Pull Stairs Fireplaces:	Exterior Features: Balcony, Deck, Fenced, Porch Parking: None, No Parking Driveway: Construction: Insulated Concrete Forms Siding Description: Stucco Street Type: Other Structures: View: Lot Exposure: Building Size: # Levels:	A/C: Central Heating Fuel: Natural Gas Heating Type: Forced Air Heat Zones: Sep HW Heater: Hotwater: Gas Stand Alone # of Heat Units: 2 # of Electric Meters: 2 # of Gas Meters: 2 Garbage Removal: Public Water Description: Municipal Sewer Description: Municipal Included In Taxes: Sewer, Trash Permit:

Included:
Personal Property Exclusions:
Modification Exclusions: M3 IAW

Waterfront Features: **Water Frontage:**

Building Features: Hardwood Floors Exist, Master Bath, Security System

Lot Description: Level

Green Features:

Floor Plans

Level	Type	Description

Also For Rent: **REO:**

Additional Info

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Rental Income:	Auction Terms Sale Listing:	Supersedes ML#:
Tenant Pays:	Contract Vendee Listing:	
Investment Info		
# 1Bedrooms: 1		
# 3Bedrooms: 1		
List Date: 6/07/2022	Original LP: \$739,000	Agreement Type: Excl Right
Exp Date: 12/31/2022	Prior LP:	Seller Agency Comp:
	List Price: \$739,000	Buyer Agency Comp: 2%
	Owner Financing:	Broker Agency Comp: 2%
<i>Offers of compensation are for OneKey® MLS Participants only.</i>		
Listing Office/Agent Info		
Charles Rutenberg Realty, Inc. (RUTENB)	516-575-7500	Cristina Soberano 914-309-6895
Co-Listing Office/Agent Info		
The Agency Northshore NY (SFGR02)	631-870-0753	Pauline M Negron Spiller
Occupancy:	Owner: Safeguard Homes II LLC	Offers:
Show Instr: ShowingTime		
Status/Show#: 914-309-6895	Status/Show# 2: 631-245-5379	
Lockbox: N	Neg Dir: N	Access Showing: Combo Lock Box