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#	Address	Unit#	Town	Price	Beds	Baths	LSC	ML#
1	39-50 52nd St.	4F	Woodside	\$445,000	2	1	PC	2935026

39-50 52nd St., Woodside, NY 11377

Unit #: 4F

List Price: \$445,000



<b>ML#: 2935026</b>	Co-Op	Det	LSC: PC
<b>Sec/Area:</b>	Community District 30		<b>Devel:</b> 51st/52nd St. Tenants
<b>Schools:</b> 30			<b>Model:</b> 2 Bedroom
<b>Taxes:</b> \$0.00			<b>Rooms:</b> 5 <b>Zone:</b> 11
<b>Vill Tax:</b> \$0.00			<b>Br:</b> 2 <b>MBR 1st Flr:</b> N
<b>Total Taxes:</b> \$0.00			<b>Baths Full:</b> 1 <b>Baths Half:</b> 0
<b>Taxes w/Basic STAR:</b>			<b>Bsmt:</b> None <b>Fin. Bsmt:</b> N
<b>Com Charges:</b>			<b>Sec:</b>
<b>Maint.:</b> \$771.00	<b>Ded%:</b>	<b>Block:</b>	<b>Dis:</b>
<b>Adult Comm:</b> N	<b>Gated:</b>	<b>Building:</b>	<b>Lot:</b>
<b>Beach Rts:</b>	<b>Dock Rts:</b>		<b>Tax Unit#:</b>

Cross Street: 39th

Directions: Google Maps

Remarks: Sale May Be Subject To Term & Conditions Of An Offering Plan.

**Property Desc:** Updated 2 Bedroom Co-Op In The Heart Of Woodside. Spacious, Bright Rooms And Large Closet. Updated Kitchen And Bath. Great Sunset/Skyline Views, Tones Of Light . Only 2 Blocks To The Subway And Steps From Shops. Building Serviced By Elevator, Laundry, Parking(W/L), Playgrounds Nearby. Bring Your Buyers, This Won't Last Very Long!!!

<u>Property Info</u>	<u>Rooms/Building</u>	<u>Appliances/Utilities</u>	<u>Exterior/Misc</u>
<b>Appx Yr Built:</b> 1956	<b>Kitchen:</b> Eik	<b>Stove:</b> 1	<b>Garage:</b>
<b>New Construct:</b> N	<b>Dining Room:</b> Lr/Dr	<b>Refrigerator:</b> 1	<b>Parking:</b> <b>Spaces:</b>
<b>Construction:</b> Brick	<b>Appx Int Sqft:</b>	<b>Dishwasher:</b> 1	<b>Parking Charges:</b> \$166
<b>Front Expose:</b>	<b>Wood Floors:</b>	<b>Washer:</b> 0	<b>Patio/Terrace:</b> N
<b>Corner:</b>	<b>W/W Carpet:</b>	<b>Dryer:</b> 0	<b>Pool:</b> N
<b>Appearance:</b> Mint	<b>Fireplaces:</b> <b>Skylight:</b>	<b>A/C:</b> N	<b>Tennis Ct:</b>
<b>Waterfront:</b> N	<b>Elevator:</b> Y	<b>Heat:</b> Oil, Rad	<b>Management:</b>
<b>Waterview:</b> N	<b>Smoking:</b> N	<b>Heating:</b>	<b>Insurance:</b>
<b>Bulkhead:</b>	<b>Doorman:</b>	<b>Electric:</b>	<b>Reserve:</b>
<b>Bylaws Attached:</b>	<b>Pets:</b> Y Cat, Dog	<b>Cable:</b> Y	<b>Fees:</b>
<b>Managing Agt:</b>	<b># Flrs in Blding:</b>	<b>Sewer:</b>	<b>Oth Fees:</b>
<b>Mang Agt Ph:</b>	<b># Flrs in Unit:</b>		
<b>Amenities:</b>	<b>Unit on Flr#:</b>		

<b>Bsmt/Subfl:</b>	<b>Also For Rent:</b> N	<b>Max Finance %:</b>
<b>1st Floor:</b> Foyer/Lr-Dr/Bdrm/Bath/Bdrm/Kithchen	<b>Short Sale:</b> N	<b>Flip Tax:</b>
<b>2nd Floor:</b>	<b>REO:</b> N	
<b>Auxiliary Rooms:</b>	<b>Supersedes ML#:</b>	
<b>Personal Property Exclusions:</b>		

Energy Efficient Features: N

**Broker Open House Note:** Bring Your Buyers!!!

**Broker Open House Date:** 5/6/2017 - 5/6/2017

**Time:** 2:30pm-4:30pm

**Consumer Open House Note:** Will Not Last!!!

**Consumer Open House Date:** 5/7/2017 - 5/7/2017

**Time:** 4:00pm-5:30pm

<b>List Date:</b> 5/03/2017	<b>Original LP:</b> \$435,000	<b>Seller Agency Comp:</b> 0
<b>Exp Date:</b> 7/23/2017	<b>Prior LP:</b> \$435,000	<b>Buyer Agency Comp:</b> 1.25
	<b>List Price:</b> \$445,000	<b>Broker Agency Comp:</b> 1.25
	<b>Owner Financing:</b>	<b>List Brkr Comp(For Rental):</b>
	<b>Finance Restrictions:</b>	<b>Buyer Exclusions:</b> N
		<i>Offers of compensation are for MLSLI Participants only.</i>

<b>Occupancy:</b> Vacant	<b>Owner:</b> Rossemary	<b>Broker/Agent Owned:</b> N	<b>Offers:</b>
<b>List Broker:</b> Rapid Realty Forest Hills Inc ( RPD01)		718-480-3271	<b>Show Instructs:</b> Call Listing Agent
<b>List Agent:</b> Charles, Martin J		516-445-2262	<b>Status/Show#:</b> 516-445-2262
			<b>Lockbox:</b> <b>Neg Dir:</b> Y

LSC: PC 39-50 52nd St., Woodside, NY, 11377 Unit#F

List Price: \$445,000

Sec/Area:  
Develop: 51st/52nd St. Tenants  
Model: 2 Bedroom  
Schools: Community District 30  
Adult Comm: N  
Gated Prop:  
Waterfront: N  
Waterview: N

Co-Op, Det  
Rooms: 5  
Bedrooms: 2 MBR 1st Flr: N  
Baths Full: 1 Half: 0  
Kitchen: Eik  
Parking Spaces:  
Prking Charges: \$166  
Patio/Terrace: N Pool: N

Taxes: \$0.00 Vill Tax: \$0.00  
Total Taxes: \$0.00  
Taxes w/Basic STAR:  
Common Charges:  
Maint: \$771.00 Ded %:  
Heat: Oil, Rad  
Apx. Yr Built: 1956  
ML#: 2935026

