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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



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

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

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

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

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

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

