

# Client Detail Report

Listings as of 04/13/11 at 2:44pm

<b>Sold 03/25/11</b> New floor install	<b>Listing # 2936612</b> County: Westchester	<b>636 N Terrace Ave #5A Mount Vernon, NY 10552</b>	<b>Listing Price: \$169,000</b>
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<b>Prop Type</b>	Co-Operative	<b>Prop Subtype(s)</b>	Attached
<b>Area</b>	Mount Vernon	<b>Village</b>	None
<b>Beds</b>	2	<b>Estimated Square Feet</b>	1100 Prospectus
<b>Baths(FH)</b>	2 (2 0)	<b>Price/Sq Ft</b>	\$145.45
<b>Year Built</b>	1967	<b>Lot Acres (approx)</b>	
<b>Tax ID</b>			
<b>DOM</b>	466		

[See Additional Pictures](#)

<b>School District</b> Mount Vernon	<b>ELEM</b> Columbus	<b>JRHI</b> A.B. Davis	<b>HIGH</b> Mount Vernon
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**Directions** Gramatan Ave. South to William St., Right on William to N Terrace, turn Right to 636 on Left

**Marketing Remark** Deal Fell Through-Back on the Market!!! Special Note-Brand New Hardwood Floors Installed in the Living Room and Dining Area. Great two bedroom two bath co-op in the heart of Fleetwood. This beautifully renovated apartment has a brand new kitchen, new wall to wall carpet, has been painted through out, and a parking space is available. The location is perfect for NYC commuters with a short walk to Metro North and shops. As you can see the unit is vacant and ready for new owners.

<b>Selling Price</b> \$160,000	<b>Selling Date</b> 03/25/11	<b>Pending Date</b> 03/24/11
<b>Original Price</b> 234,500	<b>SP % LP</b> 94.67	

<b>Parking Fee</b>	\$50	<b>Additional Fees</b>	No
<b>Est Monthly Maint</b>	\$969	<b>Number of Shares</b>	360
<b>Flip Tax</b>	No	<b>Flip Tax Amount</b>	0
<b>Complex/Lake/Pond</b>	Fleetridge East	<b>Manage Agent</b>	Anker Mgmt. Corp.
<b>Manage Phone</b>	(914) 288-0200	<b>Minimum % Down Pmnt</b>	10%
<b>Minimum Income Requi</b>	No	<b>Floor Number</b>	5
<b>Levels in Complex</b>	7	<b>Levels in Unit</b>	1
<b>Year Converted</b>	1983	<b>Level 1 Description</b>	Ent Foyer, Dining Area, Kitch, L/R, MBR/Bath, B/R, Bath
<b>Amenities</b>	Close to Bus, Close To Railroad, Close to Shops, Close to School, Elevator, Laundry Room, Master Bath, Security, Walk-In-Closets	<b>Exterior</b>	Brick
<b>Fuel</b>	Gas, Oil	<b>Air Conditioning</b>	Wall Unit
<b>Heat</b>	Hot Water	<b>Included</b>	A/C Unit(s), Dishwasher, Range, Refrigerator, Wall to Wall Carpet
<b>Pets</b>	None Allowed	<b>Parking</b>	Assigned
<b>Utilities Included</b>	Gas, Heat, Hot Water	<b>Short Sale</b>	No
<b>REO/Bank Owned</b>	No		

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U.S. Patent 6,910,045

