

# Client Detail Report

Listings as of 10/06/11 at 9:25am

**Sold 09/30/11**      **Listing # 3014637**      **689 Gramatan Ave Mount Vernon, NY 10552-1605**      **Listing Price: \$399,000**  
**County: Westchester**



<b>Prop Type</b>	Multi Family 2 - 4	<b>Prop Subtype(s)</b>	Detached
<b>Area</b>	Mount Vernon	<b>Village</b>	None
<b>Style</b>	Victorian		
<b>Beds</b>		<b>Estimated Square Feet</b>	3218 Field Measured
<b>Baths(FH)</b>		<b>Price/Sq Ft</b>	\$104.10
<b>Year Built</b>	1915	<b>Lot Sq Ft (approx)</b>	5968
<b>Tax ID</b>	0800-159-078-02007-000-0033	<b>Lot Acres (approx)</b>	0.137
<b>DOM</b>	517		

[See Additional Pictures](#)

**School District** Mount Vernon      **ELEM** Pennington      **JRHI** A.B. Davis      **HIGH** Mount Vernon

**Directions** Gramatan Avenue between Devonia and Orchard.

**Marketing Remark** Fleetwood two family that has been well maintained and updated. Two large units with separate entrances. Both apartments have two bathrooms. Recent improvements include new roof (2004), new waste and water lines (2010), new windows throughout (2006), new two car garage (1999), some new appliances and vanities. Both tenants are on a month to month lease. OWNER GRIEVING TAXES w/ Rich O'Donnell & expects a 25% REDUCTION from current taxes. Feel free to call Rich to discuss 779-4444.

**Selling Price** \$335,000      **Selling Date** 09/30/11      **Pending Date** 08/22/11  
**Original Price** 519,000      **SP % LP** 83.96

<b>Estimated Tax</b>	\$16648	<b>Tax Year</b>	2011
<b>Tax Assessment</b>	\$13500	<b>Zoning</b>	Residential
<b>Electric Company</b>	Con_Edison	<b>Additional Fees</b>	No
<b>Frontage</b>	50	<b>Depth</b>	120
<b>Unit 1 Description</b>	Entry Foyer, Den, Living Room, Bedroom w bath, Bedroom, Bath, eat in Kitchen, large Deck	<b>Unit 2 Description</b>	Duplex with Living Rm, Dining Rm, Eat in Kitchen, Bedrm and Bath in 1st level: 3 Bedrooms and large Bath on 2nd level
<b>Unit 3 Description</b>	None	<b>Unit 4 Description</b>	None
<b>Apt Income/Monthly</b>	\$3515	<b>Other Income/Monthly</b>	\$200
<b>Gross Annl Income</b>	\$44580	<b>Water Expense</b>	\$300
<b># of Heat Units</b>	2	<b># of Electric Meters</b>	3
<b># of Gas Meters</b>	2	<b># of Floors</b>	3
<b>Total Apt Units</b>	2	<b># of 2 Bed Rooms</b>	1
<b># of 4 Bed Rooms</b>	1	<b>Basement Description</b>	Storage, Utilities and Laundry Area
<b>House Color</b>	Tan	<b>Amenities</b>	Close to Bus, Close To Railroad, Close to Shops, Close to School, Eat in Kitchen, Fireplace
<b>Exterior</b>	Aluminum	<b>Fuel</b>	Gas
<b>Heat</b>	Hot Water	<b>Garbage</b>	Public
<b>Parking</b>	2 Car Detached	<b>Roof</b>	Asphalt
<b>Water</b>	Municipal	<b>Walls</b>	Plaster
<b>Tenant Pays</b>	Electric, Gas, Heat	<b>Short Sale</b>	No
<b>REO/Bank Owned</b>	No		

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 U.S. Patent 6,910,045

