

Passaic* Paterson City* (2508)

448-450 17th Ave

List Price: \$485,000

Multi-family Agent Complete Report



MLS#: **3716270**
 Status: **S**
 Rms: **17**
 Bdrm: **6**
 FB: **3**
 HB: **0**
 ZIP: **07504-1339***
 RZIP:
 Block: **8003***
 Lot: **3***
 Unit #: **2**
 Floor #: **2**
 Bldg #: **2**
 #Units: **2**

Section: **Eastside**
 ZN: **NUMBER 20**
 GRS: **NUMBER 20**
 MSJR: **NUMBER 20**
 HS: **EASTSIDE**
 Acres: **0.09***
 LtSz: **37X100***
 SqFt:
 CLR: **Tan**
 CL:
 GSMLS.com: **Yes**
 FHA 55+: **No**
 YB/Desc/Ren: **1919 / Approximate / 2012**
 Style: **2-Two Story**

LP: **\$485,000**
 OLP: **\$485,000**
 SP: **\$520,500**
 LD: **05/31/2021**
 XD: **12/31/2021**
 FSD:
 UCD: **07/14/2021**
 ACD: **08/27/2021**
 CD: **08/17/2021**
 ADM: **44**
 DOM: **44**
 Terms: **FHA**
 SDA: **Yes**

Directions: **19th Avenue to East 38th Street to 17th Avenue**

Remarks: **No need to look any further than this move-in ready two family home! This home demonstrates pride in home ownership. First floor unit features two bedrooms while the second floor unit features four bedrooms. The house has hardwood floors throughout, very spacious bedrooms and living spaces as well as an open porch for each unit. Each unit is an entertainer's dream! This home will be delivered completely vacant upon closing. Do not miss this opportunity to own your turn key dream home or investment property!!**

Agent Remarks: **Only two open houses Saturday (6/5) and Sunday (6/6) 1-4pm. MUST WEAR MASK! ALL FINAL AND BEST OFFERS DUE WEDNESDAY (6/9) by 3:00PM.**

GENERAL INFORMATION

Basemnt: **Yes / Full, Unfinished**Drive: **0 / On-Street Parking**Exterior: **Aluminum Siding**ExtFeat: **Barbeque, Curbs, Vinyl Fence, Wood Fence, Open Porch(es), Patio, Pergola, Sidewalk, Storage Shed, Storm Door(s), Storm Window(s), Workshop**Garage: **0 / None, On-Street Parking**LotDesc: **Corner, Level Lot**Roof: **Composition Shingle**Interior: **Carpeting, Beam Ceilings, High Ceilings, Chandelier, Wood Floors, Skylight, Stain Glass Windows, Walk-In Closet**

UNIT INFORMATION

	Lvls:	#Rms:	#Bdr:	#Bth:	#FP:	H/C:	SqFt:	Rent:	S.Dep:	Exp:	Rooms:
U1:	1	7	2	1.0	0	No	9999	\$00	\$00		Bedrooms, Dining Room, Family Room, Kitchen, Living Room, Pantry
U2:	2	11	4	2.0	0	No	9999	\$00	\$00		Attic, Dining Room, Family Room, Living Room, Pantry, Storage

Appl:
 U1: **Ceiling Fan(s), Dishwasher, Kitchen Exhaust Fan, Microwave Oven, Self-Cleaning Oven, Refrigerator, Range/Oven - Gas, Smoke Detector**
 U2: **Carbon Monoxide Detector, Ceiling Fan(s), Microwave Oven, Self-Cleaning Oven, Refrigerator, Range/Oven - Gas**

	Tenant:	Phone:	T/O Pays:
U1:	CO Listing Agent	111-111-1111	Tenant Pays Electric, Tenant Pays Gas, Tenant Pays Heat, Tenant Pays Water
U2:	CO Listing Agent	111-111-1111	Tenant Pays Electric, Tenant Pays Gas, Tenant Pays Heat, Tenant Pays Water

UTILITIES

Cool: **Ceiling Fan, Window A/C(s)**
 Heat: **2 Units, Radiators - Steam**
 Fuel: **Gas-Natural, Oil Tank Below Ground**
 Service: **Cable TV**

Sewer: **Public Sewer**
 Utilities: **Electric, Gas-Natural**
 WtrHt: **Gas**
 Water: **Public Water**

FINANCIAL INFORMATION / TAX INFORMATION

Taxes:	TaxRt:	BldAsmt:	LndAsmt:	TotAsmt:
\$12,362* / 2020*	4.175* / 2020	\$211,300*	\$84,800*	\$296,100*
GOI: \$00	TOE: \$00	NOI: 00	FarmAsmt: No	HmWrrnty: No
LenderAprrvReq: No	Easement: No /			

SHOWING INFORMATION

Owner: **CO Listing Agent**
 Posses: **at closing**
 Show: **Call Listing Agent, Text Agent**

Sign **Yes**

LISTING OFFICE INFORMATION

ListOff: **C-21 GOLD PROPERTIES REALTY (1167)**
 ListAgt1: **JENNIFFER A. ZIOLKOWSKI (306844)**
 BB: **2%-\$175**
 LType: **Exclusive Right to Sell**

Ph: **973-595-1500**
 Ph: **973-214-0485**
 Email: **jziolkowskirealtor@gmail.com**
 Fax:

SA: **0**
 BREL: **Disclosed Dual Agent**
 TB: **0**
 VarComm: **No**

SELLING OFFICE INFORMATION

SellOff: **CONTINENTAL QUALITY REALTY (5183)**
 SellAgt1: **ANNAKAY S LYTTLE (309383)**

Ph: **973-894-3200**
 Ph: **973-851-0350**
 Email: **Annakay@continentalteam.com**
 Fax: **973-894-3590**

Passaic* Paterson City* (2508)

577 E 39th St*

List Price: \$499,900

Multi-family Agent Complete Report



MLS#: 3717735	Section:	LP: \$499,900
Status: S	ZN:	OLP: \$499,900
Rms: 12	GRS:	SP: \$525,000
Bdrm: 5	MSJR:	LD: 06/02/2021
FB: 4	HS:	XD: 12/02/2021
HB: 0	Acres: 0.10*	FSD: 06/10/2021
ZIP: 07513-1032*	LtSz: 50X84*	UCD: 06/29/2021
RZIP: 07513	SqFt: 2345	ACD: 08/11/2021
Block: 7912*	CLR:	CD: 08/16/2021
Lot: 22*	CL:	ADM: 25
Unit #:	GSMLS.com: Yes	DOM: 27
Floor #:	FHA 55+: No	Terms: FHA
Bldg #:	YB/Desc/Ren: 1940 / Approximate, Renovated / 2010	SDA:
#Units: 2	Style: 2-Two Story	

Directions: **Market St to E 39th St**

Remarks: **Upper East side gem. Unique 2 levels living space for your apartment plus finished basement. Great outdoor entertainment space with a 2 level rear deck and ceramic tiled open front porch. Collect rent from good sized 3rd floor apartment. 2 separate driveways for plenty of parking. Open concept 1st floor. 2 additional rooms for the main apartment.**

GENERAL INFORMATION

Basemnt: Yes / Finished, Full	Garage: 0 /
Drive: 2 / 1 Car Width	Roof: Slate
Exterior: Stucco - Fabricated/Masonry, Vinyl Siding	Interior: Carbon Monoxide Detector, See Remarks, Smoke Detector
ExtFeat: Deck, Metal Fence, Open Porch(es), Patio	

UNIT INFORMATION

Lvls:	#Rms:	#Bdr:	#Bth:	#FP:	H/C:	SqFt:	Rent:	S.Dep:	Exp:	Rooms:
U1: 2	8	3	2.0	0	No	1250	\$00	\$00		Bedrooms, Den, Dining Room, Kitchen, Living Room, Storage
U2: 1	4	2	1.0	0	No	850	\$00	\$00		Bedrooms, Kitchen, Living Room, See Remarks

Appl:

U1: **Carbon Monoxide Detector, Range/Oven - Gas, See Remarks**

U2: **Carbon Monoxide Detector, Range/Oven - Gas, See Remarks**

Tenant:	Phone:	T/O Pays:
U1: N/A	999-999-9999	Owner Pays Electric, Owner Pays Gas, Owner Pays Heat, Owner Pays Water
U2: N/A	999-999-9999	Owner Pays Electric, Owner Pays Gas, Owner Pays Heat, Owner Pays Water

UTILITIES

Cool: 2 Units, Wall A/C Unit(s)	Sewer: Public Sewer
Heat: 1 Unit	Utilities: Electric, Gas-Natural
Fuel: Gas-Natural	WtrHt: Gas
	Water: Public Water

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: \$10,859* / 2020*	TaxRt: 4.175* / 2020	BldAsmt: \$200,000*	LndAsmt: \$60,100*	TotAsmt: \$260,100*
GOI: \$00	TOE: \$00	NOI: 00	FarmAsmt:	HmWrnty:
LenderApprvReq: No	Easement: Unknown /			

SHOWING INFORMATION

Owner: CAMPBELL, LYSTRA M*	Posses: ASAP
Instr: Call the owner 973-563-1419	Sign: No
Show: Call Owner, See Showing Instructions	

LISTING OFFICE INFORMATION

ListOff: NICHOLAS REAL ESTATE AGENCY (0699)	Ph: 973-340-1202	Email: fred@nicholasrealestate.com
ListAgt1: FRED SPOELSTRA (236692)	Ph: 973-632-9973	Fax: 973-859-2317
BB: 2.5% - 100	SA: 0	TB: 2.5%-100
LType: Exclusive Right to Sell	BREL: Seller Agent	VarComm: No

SELLING OFFICE INFORMATION

SellOff: NICHOLAS REAL ESTATE AGENCY (0699)	Ph: 973-340-1202	Email: patrickalphonso@gmail.com
SellAgt1: PATRICK BAILEY (270455)	Ph: 862-262-0414	Fax: 973-340-3087

Passaic* Paterson City* (2508)

630-632 E 22nd ST

List Price: \$560,000

Multi-family Agent Complete Report



MLS#: **3686249**
 Status: **S**
 Rms: **13**
 Bdrm: **6**
 FB: **5**
 HB: **0**
 ZIP: **07514-2521***
 RZIP:
 Block: **3415***
 Lot: **7***
 Unit #:
 Floor #:
 Bldg #:
 #Units: **2**

Section: **Eastside**
 ZN:
 GRS: **NUMBER 13**
 MSJR: **EASTSIDE**
 HS: **ROSA PARKS**
 Acres: **0.05***
 LtSz: **50x170**
 SqFt: **3098**
 CLR:
 CL:
 GSMLS.com: **Yes**
 FHA 55+: **No**
 YB/Desc/Ren: **2007 / Approximate /**
 Style: **3-Three Story**

LP: **\$560,000**
 OLP: **\$560,000**
 SP: **\$543,000**
 LD: **01/08/2021**
 XD: **06/08/2021**
 FSD: **01/17/2021**
 UCD: **02/03/2021**
 ACD: **04/19/2021**
 CD: **04/20/2021**
 ADM: **25**
 DOM: **26**
 Terms: **FHA**
 SDA: **Yes**

Directions: Take US-46 W, Mola Blvd and Broadway to E 22nd St in Paterson Turn right onto E 22nd St

Remarks: Welcome to this newer multifamily home, pride of ownership throughout, wood-floors on each level. Each unit includes 3bed 2bath. Private fenced-in parking and 2 car garage. Welcome to this newer multifamily home, pride of ownership throughout, wood-floors on each level. Each unit includes 3bed 2bath. Private fenced-in parking and 2 car garage. Please use shoe coverings left by the door.

Agent Remarks: Showings only Fri-Sun, tenant-occupied 24-hour notice required. 24 Please text (201) 951-6963 LA Lisa or use Showing time. Please use shoe coverings left by the door

GENERAL INFORMATION

Basemnt: **Yes / Finished, Full, Walkout**
 Drive: **4 / Driveway-Exclusive, On-Street Parking, Parking Lot-Exclusive**
 Exterior: **Vinyl Siding**
 ExtFeat: **Privacy Fence**

Garage: **2 / Built-In Garage**
 LotDesc: **Level Lot**
 Roof: **Asphalt Shingle**
 Interior: **Wood Floors, Smoke Detector**

UNIT INFORMATION

Unit	Lvls:	#Rms:	#Bdr:	#Bth:	#FP:	H/C:	SqFt:	Rent:	S.Dep:	Exp:	Rooms:
U1:	1	7	3	2.0	0	No	1200	\$00	\$00		Bedrooms, Dining Room, Family Room, Kitchen, Living Room, Master Bedroom
U2:	2	7	3	2.0	0	No	1200	\$00	\$00	06/30/2021	Bedrooms, Dining Room, Family Room, Kitchen, Living Room, Master Bedroom

Appl:
 U1: **Carbon Monoxide Detector, Dishwasher, Dryer, Microwave Oven, Refrigerator, Range/Oven - Gas, Smoke Detector, Washer**
 U2: **Carbon Monoxide Detector, Dishwasher, Dryer, Microwave Oven, Refrigerator, Range/Oven - Gas, Smoke Detector, Washer**
 Tenant: Phone: T/O Pays:
 U1: **Represented by broker** **2019516963** **Owner Pays Heat, Owner Pays Water, Tenant Pays Electric, Tenant Pays Gas**
 U2: **Represented by broker** **2019516963** **Owner Pays Heat, Owner Pays Water, Tenant Pays Electric, Tenant Pays Gas**

UTILITIES

Cool: **2 Units, Central Air**
 Heat: **2 Units**
 Fuel: **Gas-Natural**
 Service: **Cable TV, Fiber Optic, Garbage Included**

Sewer: **Public Sewer**
 Utilities: **Gas-Natural**
 WtrHt: **Gas**
 Water: **Public Water**

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: \$8,553* / 2019*	TaxRt: 4.134* / 2019	BldAsmt: \$171,000*	LndAsmt: \$40,600*	TotAsmt: \$211,600*
GOI: \$00	TOE: \$00	NOI: 00	FarmAsmt: No	HmVrnty: No
LenderAprrvReq: No	Easement: No /			
Explncd: Cold Water, Garbage Collection, Maintenance				

SHOWING INFORMATION

Owner: **Represented by Werner Realty**
 Instr: **Please use showing time or text LA for any questions - Lisa 201.951.6963** Poses: **at closing**
 Show: **By Appoint-24 Hour Notice, See Showing Instructions** Sign **No**

LISTING OFFICE INFORMATION

ListOff: WERNER REALTY (2362)	Ph: 973-657-9222	Email: lisataormina8285@gmail.com
ListAgt1: LISA TAORMINA (293996)	Ph: 201-951-6963	Fax: 973-506-1555
BB: 2.5-250	SA: 2.5-250	TB: 2.5-250
LType: Exclusive Agency	BREL: Disclosed Dual Agent	VarComm: No

SELLING OFFICE INFORMATION

SellOff: RE/MAX NEW MILLENNIUM GROUP (2102)	Ph: 908-282-1234	Email: rogeriapereira@listwithme.net
SellAgt1: ROGERIA PEREIRA (294245)	Ph: 908-347-2776	Fax: 908-282-2003 Ex#117

3716270 • 448-450 17th Ave, Paterson City* • (2508)



Front of House



1st Floor Living Room



1st Floor Dining Room



1st Floor Family Room



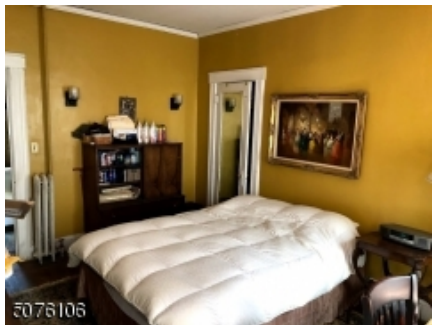
1st Floor Kitchen



1st Floor Pantry



1st Floor Bathroom



1st Floor Bedroom 1



1st Floor Bedroom 2



3rd Floor Open Floor Plan



3rd Floor Bathroom



3rd Floor Bedroom 1



3rd Floor Bedroom 2



Backyard



Basement

Copyright, Garden State MLS, L.L.C. ****Info. deemed RELIABLE but not GUARANTEED - ALL Room Sizes are Approx.**** DANIEL SCHOENBAECHLER

3717735 • 577 E 39th St*, Paterson City* • (2508)



Front



Front



Front Right



Front Left



Entrance



Front Porch



Living room 2nd view



Living room



Dining room



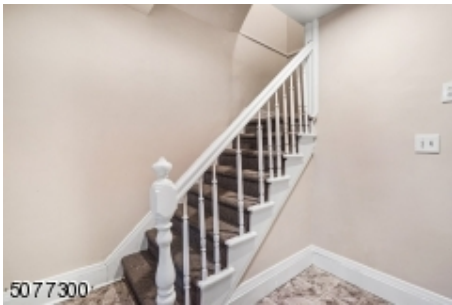
Dining room 2nd view



Eat in kitchen



Eat in kitchen



Stair



Bedroom



Bathroom



Bedroom 2



Bedroom 3



Bathroom 2



Finished Basement



Bathroom basement



Back Porch



Back porch

3686249 • 630-632 E 22nd ST, Paterson City* • (2508)



Front of the home



2nd floor living room



2nd floor kitchen



bedroom 1



2nd fl bathroom



bedroom2



1st fl living room



1st fl kitchen



bathroom



kitchen



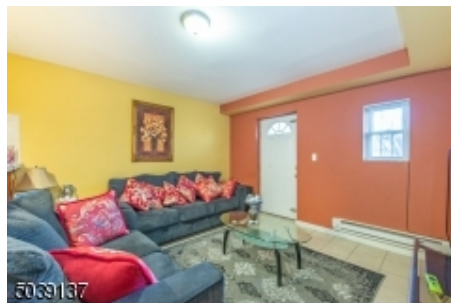
bedroom



bedroom



bedroom



living room



fenced in yard