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# \$349,900

Tenants pay: Utilities/Heat (separate electric meters, hot water heaters and boilers) Owner Pays: Insurance, trash, taxes, maintenance, house meter. Two boilers are less then 2 years old. Roof is fairly new, 1Exterior oil tank + 2 interior oil tanks, steps going to the second floor apartment are also new. \$44,400 GROSS INCOME EXCELLENT CAP RATE **Addendum:** THIS WAS RECENTLY REDUCED AND IS MORE THAN A GOOD PRICE WHEN YOU CONSIDER THE PROFIT AND CAP RATE

#### MLS ID: 20233529

Status Category: Active Zone: 3 Family Year built: 1870 Bedrooms: 5 Basement: Full Amenities: Play Area Unit 1 Bedrooms: 1 Unit 1 SqFt: 540+/-Unit 2 Baths: 1 Unit 3 Bedrooms: 2 Unit 3 SqFt: 1040 Date added: Added 2 years ago

## **INTERIOR FEATURES**

Appliances: Exhaust Fan, Range, Refrigerator Fireplace Location: Living Room

#### UTILITIES

Heat Source: Baseboard, Hot Water Hot Water: Electric Plumbing: Mixed Sewer: Septic-ingr. Listing Category: Multi-family Area, sq ft: 2660 sq ft Acreage: 0.75 Age: 100-200 Bathrooms: 3 Other Rooms: Other/see Remarks Number of Units: 3 Unit 1 Baths: 1 Unit 2 Bedrooms: 2 Unit 2 SqFt: 1080 Unit 3 Baths: 1 Supplies: 100

**Flooring:** Linoleum, Mixed, Sub-floor **Additional Interior Features:** Smoke Detector, Carbon Monixide Detector, Storm Windows, Thermostat

Heating Fuel: Oil Water: Drilled Well Electric: 500

## **EXTERIOR FEATURES**

Garage Type: Drive Under Style: Two Story, Detached Porch: Enclosed Porch, Open Lot Features: Landscaped, Level Lot Dimensions: .75

## LOCATION DETAILS

Area/Town: Plattekill County: Ulster County

### LISTED BY

Office Name: Win Morrison Realty-k Agent Last Name: Cobey Garage/Parking Extras: Driveway, Off Street, 3 Car +

Construction: Frame/stick

Roof: Asph Shingle

Additional Exterior Features: Landscaped, Outside Lighting Lot: 8.2

School District: Marlboro

**Directions:** From Newburgh: 9w North. Left Onto Lattintown Rd-7.7 Miles. Left Onto Conklin Hill Rd. Left Onto Milton Tpk. From Kingston: 9w South. Right Onto Lattintown Rd-7.7 Miles. Left Onto Conklin Hill Rd. Left Onto Milton Tpk Yellow +blue-sign

Agent First Name: Joanne



Contact us Phone:

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