



**OTHER**  
1 Royce Ave, Middletown, NY 10940

<https://gristmillrealestate.com>

**\$375,000**

Your dream home awaits in Middletown, NY! This charming corner-lot property not only offers a great NYC commute but is also currently income-producing with both units rented. Imagine the possibilities - maintain it as a fantastic investment with dual rental income, or seize the chance to restore its original splendor by converting it back to a single-family home. The first-floor unit boasts 1 bedroom and a spacious bonus room with 1 bathroom, while the second floor features 2 bedrooms and 1 full bath. And let's not forget the small but cozy yard - perfect for enjoying the outdoors! Don't miss out on the opportunity to make this Victorian gem yours. Schedule your showings today and step into the charm of a 2-family home with endless potential!

**MLS ID:** 20240170

**Status Category:** Active

**Acreage:** 0.1

**Age:** 100-200

**Basement:** Full, Unfinished

**Unit 1 Bedrooms:** 1

**Unit 2 Bedrooms:** 2

**Date added:** Added 12 months ago

**Listing Category:** Multi-family

**Zone:** R-1

**Year built:** 1920

**Bedrooms:** 3

**Attic:** Other/see Remarks

**Unit 1 Baths:** 1

**Unit 2 Baths:** 1

## INTERIOR FEATURES

**Appliances:** Range, Refrigerator, Other/see Remarks

**Flooring:** Mixed

## UTILITIES

**Heat Source:** Forced Air

**Sewer:** Municipal

## EXTERIOR FEATURES

**Garage/Parking Extras:** Driveway, Driveway-shared

**Lot Features:** Corner Lot

**Lot:** 2

**Construction:** Frame/mod

**Lot Dimensions:** .10

## LOCATION DETAILS

**School District:** Middletown City Schools

**County:** Orange County

**Directions:** Ny-211w, Right On Wisner Ave, Left Onto Royce To  
1 Royce, Sign On

**LISTED BY**

**Office Name:** Exp Realty, Llc

**Agent Last Name:** Greaven

**Agent First Name:** Kathryn



**Contact us**

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