

### **DUTCHESS**

33 Manitou Ave, Poughkeepsie, NY 12603

\$425,000

https://gristmillrealestate.com

Come take a look at this great investment opportunity in the City of Poughkeepsie! This is a two-family house with the 1st-floor unit being recently updated featuring 3BR/1 Bath with refinished hardwoods, fresh paint, a new bathroom, and a new kitchen with a new stackable washer/dryer. This is currently listed for rent for \$2,100.00/month. The 2nd-floor unit features 3BR, 1 Bath with a long-term tenant with a lease through 5/31/24. Recent upgrades include a new roof and chimney in 2022, and newer hot water heaters for both apartments within the last 4 years. New stoves for both apartments within the last few months. Separate meters here so tenants are responsible for natural gas, electricity, and any personal utilities such as cable/wifi. The seller presently pays for water/sewer, garbage, lawn care, and snow removal. An unbelievable opportunity in a desirable area of the thriving City of Poughkeepsie.

MLS ID: 20240265 Listing Category: Multi-family

Status Category: ActiveStatus Detail: 2Zone: R-3Acreage: 0.08

Year built: 1910 Age: 100-200
Basement: Full Attic: Walk Up

Date added: Added 1 year ago

# **INTERIOR FEATURES**

**Appliances:** Refrigerator

### **UTILITIES**

Heating Fuel: Natural Gas Water: Municipal

**Sewer:** Municipal

#### **EXTERIOR FEATURES**

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

**Construction:** Frame/stick **Porch:** Enclosed Porch

Lot Dimensions: .08 Lot: 498

## **LOCATION DETAILS**

Area/Town: Dutchess School District: Poughkeepsie City School Distric

**County:** Dutchess County

**Directions:** Follow Us-9n To Phillipstown, Take Ny-55 E /us 44, Right On Manitou Ave, To 33, Sign On

**LISTED BY** 

Office Name: Exp Realty
Agent Last Name: Stevens

Agent First Name: Lindsay



Contact us

Phone:

Email: Address: (845) 246-3200 Toll Free: (800) 664-5503 Fax: (845) 246-3901

gristmill@gristmillrealestate.com 265 Main St, Saugerties, NY 12477

