15 Manor Rd, Douglaston, NY 11363 — List Price: $1,900,000

ML#: 3106610	Residential	1 Family, Det	**LSC:** PC

Sec/Area: Douglas Manor — Colonial
Devel:

Schools: 26 Community District 26
Taxes: $14,365.00 **Vill Tax:** $650.00
Total Taxes: $15,015.00
Taxes w/Basic STAR:
Dis: **Sec:**
Block: 8030 **Lot:** 73
Adult Comm: N **Gated Prop:** N
Beach Rts: Y **Dock Rts:** Assoc

Rooms: 10
Br: 4 **MBR 1st Floor:** N
Baths Full: 2
Baths Half: 1
Basement: Full
Finished Bsmt: N
Lot Size: 115X80
Lot Sqft: 9200
Zoning:

Cross Street: West Drive
Directions: North Of Northern, West Drive Left On Manor Road. Three Houses From Shore Road

Walk Score®: 26

Property Description: Classic Ch Colonial In Prestigious Douglas Manor Landmark District. The Circular Flow Of The First Floor Is Very Unique. Large Living Room W/ Water View Followed By The Library, Kitchen, Formal Dining Room W/ Built In Window Seat And Office. The Second Floor Has Four Bedrooms And Two Baths.

Property Info
- **Apx Year Built:** 1920
- **New Construction:** N
- **Construction:** Fr./Stucco
- **Front Exposure:** S
- **Cul-De-Sac:** N **Corner:** N
- **Horse Property:**
- **Appearance:** Good
- **Waterfront:** N
- **Waterview:** Y
- **Water Frontage:**
- **Bulkhead:** N

Rooms/Interior
- **# Kitchens:** 1
- **Eat In Kitchen:** Y
- **DiningRm:** Formal
- **Den/Fam Rm:** Y
- **Office:** Y
- **Attic:** Y
- **Apx Int Sqft:**
- **Wood Flrs:** Y
- **W/W Carpet:** N
- **Fireplaces:** 1
- **Skylight:**

Appliances/Utilities
- **Stove:** 1
- **Refrigerator:** 1
- **Dishwasher:** 1
- **Washer:** 1
- **Dryer:** 1
- **A/C:** 3
- **Heat:** Gas, Steam
- **Heat Zones:** 1
- **Sep HW Heater:** 1

Exterior
- **Garage:** 1, Att
- **Driveway:** Pvt
- **Porch:**
- **Patio:** Y
- **Deck:**
- **Pool:** N
- **Tennis Ct:** N
- **Ing Sprinklers:** Y
- **Building Size:**
- **Water:** Public
- **Sewer:** N

Bsmt/Subfl: Open, Heating System, Laundry, Entry To Garage
1st Floor: Lr W/Fpl, Eik, Fdr, Library, 1/2 Bath, Office
2nd Floor: 4 Bedrooms, 2 Baths, Sleeping Porch
3rd Floor: Walk Up
Personal Property Exclusions: Brass Bell At Door Way

Also For Rent: N
Rental Income:
Short Sale: N
REO: N

Energy Efficient Features: N

List Price: $1,900,000
Owner Financing: N