



MLS#: 3220148 **Sold** LP: \$225,000
 Addr: 15 Juniper Trail Area: 9
 PO: Mahopac Zip: 10541

City/Town: Carmel Sch Dist: Mahopac
 Village: None

Rooms: 8 Est SqFt: 2000 YrBlt: 1976
 Bedrooms: 4 Elem: Fulmar Road
 Baths: 2 / 1 Jr High: Mahopac
 Levels: 2 Story High: Mahopac

Style: Contemporary Model:
 Exter: Wood Color: Brown Wood

Level1: Entry, Kitchen, 1/2 Ba, LR, DR, BR, Deck

Level2: Master Bdrm w/Bath, 2 Bdrms, Hall Bath

Level3:

Basement:

Attic: Addl Fees: No HOA: No Att/Det: Det

Complex: Long Pond

Tax ID#: 372000-054-009-0001-041-000-0000

Zoning: Res

Est Tax\$: \$9500

Tax Year: 2010

Assmt: \$2202000

Front:

Depth:

Lot Size: 0.267 acres

Amenities: Lake/Pond/Stream

Includes:

Excludes:

Elec Co: NYSEG

Heat: Electric

Parking: Driveway

Water: Shared, Well

Fuel: Electric

Wall: Sheetrock

Sewer: Septic

A/C:

Roof: Asphalt

Garbage: Private

Rem: Bank Owned property, Cash offers with proof of liquid cash funds. Spacious and sunny home near lake. Verify all information with Town. Buyer pays transfer tax.

Agent Only Remarks: Highest & Best 7/11.

Showing Instructions:

Directions: Route 6 E to Crane Rd becomes Long Pond, 2nd Driveway past Park, last house on end, 15 Juniper.

Owner: Bank Owned

LO: NEXTAG Nextage Metropolitan Realty

Show #: (866) 642-1222

LA: 4373 Gregory P DeLane

LA Email: gregdelane@optonline.net

CLO:

CLA:

SA%: 0%

BA%: 3%

Poss: At Closing

LO Phone: 914-437-7555

LA Phone: 914-437-7555

CLA Email:

CLO Phone:

CLA Phone:

BRA%: 0%

Modif/Excl: M3, M5

LD: 06/23/12

Fax: 914-437-7557

Agrmt Type: ERS

Nego. Thru: Listing Agent

COB: DOUGEL05 Douglas Elliman of Westchester

COA: 23622 Barbara A Peterson

Terms: Cash

CSB:

CSA:

PD: 10/01/12

TP: 10/05/12

SP: \$228,500

DOM: 102



MLS#: 3008037 **Sold** **LP:** \$509,900
Addr: 433 New Rochelle Rd **Area:** 6
PO: Bronxville **Zip:** 10708

City/Town: Eastchester **Sch Dist:** Tuckahoe
Village: None

Rooms: 10 **Est SqFt:** 3600 **YrBlt:** 1989
Bedrooms: 4 **Elem:** William E. Cottle
Baths: 3 **Jr High:** Tuckahoe
Levels: 2 Story **High:** Tuckahoe

Style: Colonial **Model:**
Exter: Brick **Color:**

Level1: Entry, Living Rm, Formal Dining Rm, Family Rm w/FP, Kitchen, Mud Rm, Laundry, 1/2 Bath, 2 Car Garage

Level2: Master Bedroom w/Bath, 3 Bedrooms, Bath

Level3:

Basement: 3 Large Rms, Bath, Utilities

Attic: **Add Fees:** No **HOA:** No **Att/Det:** Det

Complex: **Est Tax\$:** \$26000 **Front:**
Tax ID#: 2489-080-00F-00001-000-0006-A **Tax Year:** 2010 **Depth:**
Zoning: Res **Assmt:** \$15100 **Lot Size:** 0.260 acres

Amenities: Master Bath, Close to Bus, Close to Park, Close To Railroad, Close to Shops, Close to School, Deck, Eat in Kitchen, Fireplace, Walkout Basement

Includes:

Excludes:

Elec Co: Con-Edison

Heat: Hot Water

Parking: 2 Car Attached

Water: Municipal

Fuel: Gas

Wall: Sheetrock

Sewer: Sewer

A/C: Central

Roof: Asphalt

Garbage: Public

Rem: This Large Center Hall Colonial is priced to SELL! Taxes are over assessed, based on the previous \$1.4M purchase price, require grievance by the new buyer. Wonderful location with extra large rooms & full basement. Bank Owned, sold strictly 'as is'. Bank of America 203K pre-qual required on all mortgaged offers. Cash or 203K Lending Only, Free Credit Report & Appraisal when financed through BofA. Cash offers must include proof of funds. Allow 2-3 days for seller reply. Buyer pays transfer tax.

Agent Only Remarks: Bank Owned, 'as is'. Cash or 203K Lending Only. Bank of America Pre-Qual Required, Ed Hidalgo 914-287-6903. E-mail offers to gaildelane@optonline.net

Showing Instructions: Showings Mon-Sun 8am-7:30pm. Call CSS for appointments and availability 866.642.1222.

Directions: California Road to New Rochelle Rd.

Owner: Bank Owned	Poss: Immediate	Modif/Excl: M3, M5
LO: DELANE DeLane Realty	LO Phone: 914-686-9447	LD: 03/11/10
Show #: (866) 642-1222		
LA: 4373 Gregory P DeLane	LA Phone: 914-437-7555	Fax: 914-686-5289
LA Email: gregdelane@optonline.net	CLA Email: gaildelane@optonline.net	
CLO: DELANE	CLO Phone: 914-686-9447	
CLA: 20256	CLA Phone: 914-447-8317	Agrmt Type: ERS
SA%: 3%	BA%: 3%	Nego. Thru: Listing Agent
	BRA%: 0%	

COB: DELANE DeLane Realty	CSB:	PD: 06/18/10	SP: \$461,000
COA: 4373 Gregory P DeLane	CSA:	TP: 06/30/10	DOM: 111
Terms: Cash			



MLS#: 3003163 **Sold** **LP:** \$199,900
Addr: 18 N Mortimer Ave **Area:** 3
PO: Elmsford **Zip:** 10523

City/Town: Greenburgh
Village: Elmsford **Sch Dist:** Elmsford

Rooms: 8 **Est SqFt:** 2632 **YrBlt:** 2006
Bedrooms: 4 **Elem:** Alice E. Grady
Baths: 2 / 1 **Jr High:** Alexander Hamilton
Levels: 2 Story **High:** Alexander Hamilton

Style: Colonial **Model:**
Exter: Vinyl **Color:**

Level1: Entry Foyer, Living Rm, Dining Rm, Family Rm w/SGD to Yard, Eat-In Kitchen, Powder Rm.

Level2: Master Bd w/Bath, BR, BR, BR, Full Hall Bath

Level3:

Basement: Full Unfinished, 2 Car Garage, Utilities

Attic: **Add Fees:** No **HOA:** No **Att/Det:** Det

Complex: **Est Tax\$:** \$6356 **Front:**
Tax ID#: **Tax Year:** 2010 **Depth:**
Zoning: Res **Assmt:** \$8600 **Lot Size:** 0.110 acres

Amenities: Close to Bus, Close to Park, Close To Railroad, Close to Shops, Close to School

Includes:

Excludes:

Elec Co: Con-Edison

Heat: Hot Water

Parking: 2 Car Attached

Water: Municipal

Fuel: Gas

Wall: Mixed

Sewer: Sewer

A/C: Central

Roof: Asphalt

Garbage: Public

Rem: Bank Owned property through Bank of America. Fire Damaged Colonial Cash Offers will only be considered. Proof of funds MUST be submitted with all offers. Quiet location, close to all, newer construction, spacious interior w/open floor plan. Please allow up to 2 days for seller response. Buyer pays transfer tax.

Agent Only Remarks: CASH ONLY! Contracts signed, no further showings.

Showing Instructions:

Directions: Rt. 119 (Tarrytown Rd/Main St) to N. Mortimer (make block, Mortimer is one-way).

Owner: Bank Owned **Poss:** Immediate **Modif/Excl:** M3, M5
LO: DELANE DeLane Realty **LO Phone:** 914-686-9447 **LD:** 01/28/10
Show #: (866) 642-1222
LA: 4373 Gregory P DeLane **LA Phone:** 914-437-7555 **Fax:** 914-686-5289
LA Email: gregdelane@optonline.net **CLA Email:** gaildelane@optonline.net
CLO: DELANE DeLane Realty **CLO Phone:** 914-686-9447
CLA: 20256 Gail DeLane **CLA Phone:** 914-447-8317 **Agrmt Type:** ERS
SA%: 3% **BA%:** 3% **BRA%:** 0% **Nego. Thru:** Listing Agent

COB: DELANE DeLane Realty **CSB:** DELANE DeLane Realty **PD:** 03/30/10 **SP:** \$205,000
COA: 4373 Gregory P DeLane **CSA:** 20256 Gail DeLane **TP:** 04/08/10 **DOM:** 70
Terms: Cash



MLS#: 3026672 **Sold** **LP:** \$389,900
Addr: 117 Sherman Ave **Area:** 3
PO: White Plains **Zip:** 10607

City/Town: Greenburgh **Sch Dist:** Elmsford
Village: None

Rooms: 8 **Est SqFt:** 2157 **YrBlt:** 1957
Bedrooms: 3 **Elem:** Alice E. Grady
Baths: 3 **Jr High:** Alexander Hamilton
Levels: 2 Story **High:** Alexander Hamilton

Style: Split **Model:**
Exter: Brick, Vinyl **Color:**

Level1: Entry, Living Rm, Dining Rm, Kitchen, Family Rm, Door to Yar.

Level2: Master Bedroom w/Bath, 2 Bedrooms, Bath

Level3:

Basement: 2 Rooms, Bath, 2 Car Garage, Utilities

Attic: **Add Fees:** No **HOA:** No **Att/Det:** Det

Complex: **Est Tax\$:** \$17054 **Front:** 80
Tax ID#: 2689-024-47A-01474-000-0000-37 **Tax Year:** 2009 **Depth:** 125
Zoning: Res **Assmt:** \$16150 **Lot Size:** 0.073 acres

Amenities: Close to Bus, Close to Park, Close To Railroad, Close to Shops, Close to School, Walkout Basement

Includes:

Excludes:

Elec Co: Con-Edison **Fuel:** Gas **A/C:** Central
Heat: Hot Air **Wall:** Sheetrock **Roof:** Asphalt
Parking: 2 Car Attached **Sewer:** Sewer **Garbage:** Public
Water: Municipal

Rem: Great Split with lots of potential. Bank Owned, sold 'as is'. Cash or FHA 203K Financing Only. Bank of America pre-qual required on all mortgaged offers, proof of funds on cash offers. Free credit report & appraisal required when financed through Bank of America. Please allow 2-3 days for seller's reply. Buyer pays transfer tax.

Agent Only Remarks: Bank Owned, sold as is, 203K or Cash Only. Offers to gaildelane@optonline.net BofA Mtg Brk Ed Hidalgo 914.397.2866

Showing Instructions: Centralized Showings 866.642.1222 for showing appointments and availability.

Directions: Dobbs Ferry to Woodlands continue to Sherman.

Owner: Deutsche Bank Trust Co **Poss:** Closing **Modif/Excl:** M3, M5
LO: DELANE DeLane Realty **LO Phone:** 914-686-9447 **LD:** 08/11/10
Show #: (866) 642-1222
LA: 4373 Gregory P DeLane **LA Phone:** 914-437-7555 **Fax:** 914-686-5289
LA Email: gregdelane@optonline.net **CLA Email:** gaildelane@optonline.net
CLO: DELANE DeLane Realty **CLO Phone:** 914-686-9447
CLA: 20256 Gail DeLane **CLA Phone:** 914-447-8317 **Agmt Type:** ERS
SA%: 3% **BA%:** 3% **BRA%:** 0% **Nego. Thru:** Listing Agent

COB: DELANE DeLane Realty **CSB:** **PD:** 10/25/10 **SP:** \$380,000
COA: 4373 Gregory P DeLane **CSA:** **TP:** 10/25/10 **DOM:** 75
Terms: Cash



MLS#: 3015998 **Sold** **LP:** \$469,000
Addr: 14 Macy Cir **Area:** 3
PO: Briarcliff Manor **Zip:** 10510

City/Town: Ossining **Sch Dist:** Ossining
Village: Briarcliff Manor

Rooms: 11 **Est SqFt:** 3347 **YrBlt:** 1963
Bedrooms: 5 **Elem:** Ossining
Baths: 3 **Jr High:** Anne M. Dorner
Levels: 2 Story **High:** Ossining

Style: Split **Model:**
Exter: Brick, Wood **Color:** White/Brick

Level1: Entry Foyer, Living Rm w/Bay Window & Fireplace, Den w/FP, Formal Dining Rm, Eat-In Kitchen, Bath, Mud Rm/Laundry.

Level2: MBR w/Bath, 4 BDR, Hall Bath, Pull Down Steps to Attic.

Level3:

Basement: Partial w/Storage, Plumbing for 4th Bath, Utilities.

Attic: Bessler Steps

Add Fees: No

HOA: No

Att/Det: Det

Complex: Chilmark

Est Tax\$: \$18094

Front:

Tax ID#: 4201-089-020-00000-000-0012-000-0-5

Tax Year: 2009

Depth:

Zoning: Res

Assmt: \$39000

Lot Size: 0.980 acres

Amenities: Master Bath, Close to Shops, Skylight(s), Cul-de-Sac, Deck, Eat in Kitchen, Vaulted/Cath Ceiling, View, Fireplace

Includes:

Excludes:

Elec Co: Con-Edison

Heat: Hot Water

Parking: 2 Car Attached

Water: Municipal

Fuel: Gas

Wall: Sheetrock

Sewer: Sewer

A/C: Attic Fan, Central

Roof: Asphalt

Garbage: Public

Rem: Bank Owned Opportunity in Sought After Location. Home sits on Serene Acre, Tranquil Views, Quiet Cul-de-sac. Great interior square footage & layout with lots of bedrooms & baths. Taxes should be grieved by purchaser and are Over Assessed by 37% using the 2010 RAR. House needs general updates, cosmetic TLC, sold 'as is'. Roughed plumbing for 4th Full Bath Lower Level Family Rm. Buyer pays transfer tax.

Agent Only Remarks: Bank Owned REO, sold 'as is'. Please be certain that buyer & attorney are REO Contract knowledgeable & friendly!! Offers to gaildelane@optonline.net.

Showing Instructions: Call CSS 866-642-1222 for Availability & Appointments.

Directions: 9A to Pleasantville Rd, Lft on Orchard, Right on Apple, Lft on Macy, 2 blocks Right to Macy Circle.

Owner: HSBC Bank

LO: DELANE DeLane Realty

Show #: (866) 642-1222

LA: 4373 Gregory P DeLane

LA Email: gregdelane@optonline.net

CLO: DELANE

CLA: 20256

SA%: 3%

DeLane Realty

Gail DeLane

BA%: 3%

Poss: Immediate

LO Phone: 914-686-9447

LA Phone: 914-437-7555

CLA Email: gaildelane@optonline.net

CLO Phone: 914-686-9447

CLA Phone: 914-447-8317

BRA%: 0%

Modif/Excl: M3, M5

LD: 05/14/10

Fax: 914-686-5289

Agrmt Type: ERS

Nego. Thru: Listing Agent

COB: MAJSEI Mark Seiden Real Estate Team

COA: 3901 Mark J Seiden

Terms: Conventional

CSB:

CSA:

PD: 11/29/10

TP: 12/14/10

SP: \$425,000

DOM: 214



MLS#: 3201400 Sold LP: \$529,900
Addr: 429 Third Ave Area: 8
PO: Pelham Zip: 10803

City/Town: Pelham Sch Dist: Pelham
Village: Pelham

Rooms: 11 Est SqFt: 3032 YrBlt: 1890
Bedrooms: 5 Elem: Hutchinson
Baths: 3 Jr High: Pelham
Levels: 3 Story High: Pelham Memorial

Style: Victorian Model:
Exter: Vinyl Color: White

Level1: Front Porch, LR, DR/FP, Family Rm, EIK, Bedroom, Full Bath, Laundry

Level2: Living/Fam Rm, 2 Bedrooms, Full Bath, Legal Kitchen

Level3: Bedroom, Bedroom, Full Bath, Storage

Basement: Lg Full Unfinished, Above Ground Oil Tank

Attic: Addl Fees: No HOA: No Att/Det: Det

Complex: Est Tax\$: \$25833 Front: 100
Tax ID#: 4403-158-084-00002-000-0068 Tax Year: 2011 Depth: 100
Zoning: Res Assmt: \$750000 Lot Size: 0.232 acres

Amenities: Patio, Close to Bus, Close to Park, Close To Railroad, Close to Shops, Close to School, Eat in Kitchen, Fireplace

Includes:

Excludes:

Elec Co: Con-Edison Fuel: Gas, Oil A/C:
Heat: Hot Water Wall: Mixed Roof: Asphalt
Parking: 2 Car Detached Sewer: Sewer Garbage: Public
Water: Municipal

Rem: Bank Owned REO. Historic Village Victorian, spacious with great square footage and wonderful detail. Close to train, school, shops and transportation. Bank of America pre-qual required on all offers. Cash offers with proof of liquid cash funds.

Agent Only Remarks: Status as of Thurs 3/1: A/O, C/C.

Showing Instructions: Centralized Showings 866.642.1222 for showing appointments and availability.

Directions:

Owner: Bank Owned Poss: At Closing Modif/Excl: M3, M5
LO: NEXTAG Nextage Metropolitan Realty LO Phone: 914-437-7555 LD: 01/14/12
Show #: (866) 642-1222 LA Phone: 914-437-7555 Fax: 914-437-7557
LA: 4373 Gregory P DeLane LA Email:
LA Email: gregdelane@optonline.net CLA Email:
CLO: CLO Phone:
CLA: CLA Phone:
SA%: 0% BA%: 3% BRA%: 0% Agrmt Type: ERS
Nego. Thru: Listing Agent

COB: NEXTAG Nextage Metropolitan Realty CSB: PD: 06/18/12 SP: \$320,000
COA: 4373 Gregory P DeLane CSA: TP: 06/19/12 DOM: 157
Terms: Cash



MLS#: 3006632 **Sold** **LP:** \$279,800
Addr: 1 Lincoln Ave **Area:** 5
PO: Rye Brook **Zip:** 10573

City/Town: Rye Town **Sch Dist:** Port Chester
Village: Rye Brook

Rooms: 9 **Est SqFt:** 2400 **YrBlt:** 1949
Bedrooms: 4 **Elem:** Park Avenue
Baths: 3 **Jr High:** Port Chester
Levels: 2 Story **High:** Port Chester

Style: Cape Cod **Model:**
Exter: Vinyl **Color:** Cream

Level1: Living Rm w/Fireplace, Dining Rm w/SGD to Patio, Kitchen, Family Rm, Office/Bed, Full Bath, Utility Closet

Level2: Master Bedroom w/Bath, 3 Bedrooms, Hall Bath

Level3:

Basement: None

Attic: **Add Fees:** No **HOA:** No **Att/Det:** Det

Complex: **Est Tax\$:** \$20791 **Front:** 105
Tax ID#: 4805-135-000-00074-001-0007-0000000 **Tax Year:** 2010 **Depth:** 150
Zoning: Res **Assmt:** \$777400 **Lot Size:** 0.400 acres

Amenities: 1st Floor Bedroom, 1st Fl Master Bedrm, Master Bath, Patio, Close to Bus, Close to Park, Close To Railroad, Close to Shops, Close to School, Fenced Yard, Fireplace

Includes:

Excludes:

Elec Co: Con-Edison **Fuel:** Gas **A/C:** Central
Heat: Hot Water **Wall:** Sheetrock **Roof:** Asphalt
Parking: 2 Car Attached **Sewer:** Sewer **Garbage:** Public
Water: Municipal

Rem: Great location & wonderful .40 acre. House needs some rehab. Bank Owned REO, sold strictly 'as is'. Cash or FHA 203K lending ONLY. Bank of America pre-qual required on all offers, cash offers with proof of funds. BofA mortgage broker, John Yozzo 914.287.6913. Free appraisal & credit report when financed through BofA. Allow 2-3 days for seller's reply on offers. Buyer pays transfer taxes.

Agent Only Remarks: Contracts have been signed by the buyer.

Showing Instructions: Contracts have been signed by the buyer.

Directions: Rt. 287 East to Exit 10 - Westchester Ave., left on Lincoln Avenue.

Owner: Bank Owned **Poss:** Immediate **Modif/Excl:** M3, M5
LO: DELANE DeLane Realty **LO Phone:** 914-686-9447 **LD:** 03/01/10
Show #: (866) 642-1222
LA: 4373 Gregory P DeLane **LA Phone:** 914-437-7555 **Fax:** 914-686-5289
LA Email: gregdelane@optonline.net **CLA Email:** gaildelane@optonline.net
CLO: DELANE DeLane Realty **CLO Phone:** 914-686-9447
CLA: 20256 Gail DeLane **CLA Phone:** 914-447-8317 **Agrmt Type:** ERS
SA%: 3% **BA%:** 3% **BRA%:** 0% **Nego. Thru:** Listing Agent

COB: DELANE DeLane Realty **CSB:** DELANE DeLane Realty **PD:** 04/23/10 **SP:** \$290,000
COA: 4373 Gregory P DeLane **CSA:** 20256 Gail DeLane **TP:** 04/23/10 **DOM:** 53
Terms: Cash



MLS#: 3029709 Sold LP: \$454,900
Addr: 51 Betsy Brown Rd Area: 5
PO: Port Chester Zip: 10573

City/Town: Rye Town Sch Dist: Port Chester
Village: Port Chester

Rooms: 8 Est SqFt: 1900 YrBlt: 1957
Bedrooms: 4 Elem: King Street
Baths: 3 Jr High: Port Chester
Levels: 3 Story High: Port Chester

Style: Split Model:
Exter: Shingle Color:

Level1: Entry, Living Rm w/Fireplace/Bay Window, Formal Dining Rm w/Sliding Glass Doors to Large Deck, Kitchen w/Breakfast Nook!
Level2: Master Bedroom (14x16) w/adjoining Bath, 2nd Bdrm-13x18
Level3: 3rd Bedroom (12x16), 4th Bedroom 13x12
Basement: Family Rm, Full Bath, Utilities, 2 Car Garage
Attic: Storage Addl Fees: No HOA: No Att/Det: Det

Complex: Est Tax\$: \$14423 Front:
Tax ID#: 4801-136-000-00037-001-0044-0010000 Tax Year: 2010 Depth:
Zoning: Res Assmt: \$625000 Lot Size: 0.415 acres

Amenities: Master Bath, Close to Bus, Close to Park, Close To Railroad, Close to Shops, Close to School, Deck, Eat in Kitchen, View, Fireplace, Walkout Basement
Includes:
Excludes:
Elec Co: Con-Edison Fuel: Gas A/C: Central
Heat: Hot Air Wall: Sheetrock Roof: Asphalt
Parking: 2 Car Attached Sewer: Sewer Garbage: Public
Water: Municipal

Rem: Spacious Split on Large Corner Lot (.41 acres), 4 Bedrooms, 3 Baths, Lovely View from Deck, 2 Car Garage. Features Living Rm w/Fireplace & Bay Window, Formal Dining Rm w/SGD to Lg Deck, Kitchen w/Breakfast Nook, Lg Master (14x16) w/Bath, 3 Addtl LARGE Bdrms! Bank Owned, sold 'as is'. Bank of America pre-qual required on all offers, cash offers must include proof of funds. Free Credit Report & Appraisal when financed through BofA. Allow 2-3 days for reply on all offers. Buyer pays transfer tax.

Agent Only Remarks: Bank of America pre-qual required on all offers, BofA Mrtg Brkr Ed Hidalgo 914.397.2866. Offers to gaildelane@optonline.net or fax 914.686.5289
Showing Instructions: Centralized Showings 866.642.1222 for showing appointments and availability.
Directions: North Ridge Street to Betsy Brown Road (corner property), just opposite Betsy Brown Circle.

Owner: Bank of America Poss: At Closing Modif/Excl: M3, M5
LO: DELANE DeLane Realty LO Phone: 914-686-9447 LD: 09/10/10
Show #: (866) 642-1222
LA: 4373 Gregory P DeLane LA Phone: 914-437-7555 Fax: 914-686-5289
LA Email: gregdelane@optonline.net CLA Email: gaildelane@optonline.net
CLO: DELANE DeLane Realty CLO Phone: 914-686-9447
CLA: 20256 Gail DeLane CLA Phone: 914-447-8317 Agrmt Type: ERS
SA%: 3% BA%: 3% BRA%: 0% Nego. Thru: Listing Agent

COB: DELANE DeLane Realty CSB: PD: 12/27/10 SP: \$432,000
COA: 4373 Gregory P DeLane CSA: TP: 01/12/11 DOM: 124
Terms: Conventional



MLS#: 3028293 **Sold** **LP:** \$272,900
Addr: 6 Chestnut Hill Ave **Area:** 4
PO: White Plains **Zip:** 10606

City/Town: White Plains **Sch Dist:** White Plains
Village: None

Rooms: 6 **Est SqFt:** 1500 **YrBlt:** 1926
Bedrooms: 3 **Elem:** White Plains
Baths: 1 / 1 **Jr High:** White Plains
Levels: 2 Story **High:** White Plains

Style: Colonial **Model:**
Exter: Vinyl **Color:** White

Level1: Enclosed Porch, Entry, Living Rm, Dining Rm, Kitchen, Half Bath

Level2: 3 Bedrooms, Full Bath

Level3: 2 Finished Rooms

Basement: Utilities, Newer Heating Unit, Above ground oil tank

Attic: **Add Fees:** No **HOA:** No **Att/Det:** Det

Complex: **Est Tax\$:** \$6784 **Front:** 40
Tax ID#: 1700-130-026-00004-000-0006 **Tax Year:** 2010 **Depth:** 90
Zoning: Res **Assmt:** \$8800 **Lot Size:** 0.071 acres

Amenities: Powder Room, Close to Bus, Close to Park, Close To Railroad, Close to Shops, Close to School

Includes:

Excludes:

Elec Co: Con-Edison

Heat: Hot Air

Parking: Driveway

Water: Municipal

Fuel: Oil

Wall: Mixed

Sewer: Sewer

A/C:

Roof: Asphalt

Garbage: Public

Rem: Corner lot property on quiet street. Updated Heating Unit & Electric. Taxes should be grieved by new owner, over assessed by approx 15%. Bank Owned, sold 'as is'. Bank of America pre-qual required on mortgaged offers, cash offers w/proof of funds. Free credit report & appraisal when financed through BofA. Buyer pays transfer tax.

Agent Only Remarks: As of 2/3 Bank has Accepted an Offer. Bank REO 'as is', BofA Pre-Qual Mtg Brkr Ed Hidalgo 914.397.2866.

Showing Instructions: ACCEPTED OFFER.

Directions: West Post Rd to Orawaupum to Chestnut Hill OR Fisher Ave (Post Office) to Orawaupum to Chestnut Hill

Owner: Banc Of America Series 2005-C **Poss:** At Closing **Modif/Excl:** M3, M5
LO: DELANE DeLane Realty **LO Phone:** 914-686-9447 **LD:** 08/29/10
Show #: (866) 642-1222
LA: 4373 Gregory P DeLane **LA Phone:** 914-437-7555 **Fax:** 914-686-5289
LA Email: gregdelane@optonline.net **CLA Email:** gaildelane@optonline.net
CLO: DELANE DeLane Realty **CLO Phone:** 914-686-9447
CLA: 20256 Gail DeLane **CLA Phone:** 914-447-8317
SA%: 3% **BA%:** 3% **BRA%:** 0% **Agmt Type:** ERS
Nego. Thru: Listing Agent

COB: MARCIA Century 21 Marciano **CSB:** **PD:** 04/01/11 **SP:** \$268,000
COA: 26232 Monique H Brunson **CSA:** **TP:** 04/01/11 **DOM:** 215
Terms: Conventional



MLS#: 3004623 **Sold** LP: \$374,900
 Addr: 55 Gramatan Dr Area: 7
 PO: Yonkers Zip: 10701

City/Town: Yonkers
 Village: None Sch Dist: Yonkers

Rooms: 8 Est SqFt: 1500 YrBlt: 1933
 Bedrooms: 3 Elem: Yonkers
 Baths: 2 Jr High: Yonkers
 Levels: 3 Story High: Yonkers

Style: Tudor Model:
 Exter: Brick Color: Brick

Level1: Entry Foyer, Living Rm w/FPL, Dining Rm, Kitchen, 4 Season Porch

Level2: 2 Bedrooms, Full Bath

Level3: Bedroom, Den

Basement: Garage, Laundry, Utilities

Attic: Addl Fees: No HOA: No Att/Det: Det

Complex: Est Tax\$: \$8022 Front: 75
 Tax ID#: 1800-005-000-05447-000-0022 Tax Year: 2010 Depth: 86
 Zoning: Res Assmt: \$10600 Lot Size: 0.150 acres

Amenities: Close to Bus, Close to Park, Close To Railroad, Close to Shops, Close to School, Fireplace

Includes:

Excludes:

Elec Co: Con-Edison

Heat: Steam

Parking: 1 Car Attached

Water: Municipal

Fuel: Oil

Wall: Plaster

Sewer: Sewer

A/C: None

Roof: Asphalt

Garbage: Public

Rem: Bank Owned REO, Sold Strictly 'As Is'. Brick Tudor on quiet street yet close to all. Bank of America Pre-Qual required on all offers. Free Credit Report & Appraisal when financed through Bank of America. Allow 2-3 business days for seller response. Buyer pays all Transfer Taxes. Verify ALL data through the Town of Yonkers.

Agent Only Remarks: Bank Owned, sold 'as is' buyer pays Transfer Tax. Bank of America pre-qual required. John Yozzo 914.287.6913. Send offers to gaildelane@optonline.net

Showing Instructions: Call CSS for Availability & Appointment Scheduling 866-642-1222. Showings Mon-Sun 9am-4:30pm. No showings after dark due to vacancy, winter weather.

Directions: Palmer Road to Gramatan Drive

Owner: Bank Owned Poss: Immediate Modif/Excl: M3, M5
 LO: DELANE DeLane Realty LO Phone: 914-686-9447 LD: 02/09/10
 Show #: (866) 642-1222
 LA: 4373 Gregory P DeLane LA Phone: 914-437-7555 Fax: 914-686-5289
 LA Email: gregdelane@optonline.net CLA Email: gaildelane@optonline.net
 CLO: DELANE DeLane Realty CLO Phone: 914-686-9447
 CLA: 20256 Gail DeLane CLA Phone: 914-447-8317 Agrmt Type: ERS
 SA%: 3% BA%: 3% BRA%: 0% Nego. Thru: Listing Agent

COB: FOURSE Four Seasons Real Estate Center CSB: PD: 05/07/10 SP: \$350,000
 COA: 9305 Isabel Suspiro CSA: TP: 05/10/10 DOM: 90
 Terms: Conventional