



MLS#: 2812240      **Sold**      LP: \$673,900  
 Addr: 191 Prospect Ave      Area: 3  
 PO: Tarrytown      Zip: 10591

City/Town: Greenburgh  
 Village: Tarrytown      Sch Dist: Tarrytown

Rooms: 11      Est SqFt: 2700      YrBlt: 1975  
 Bedrooms: 4      Elem: Tarrytown  
 Baths: 2 / 1      Jr High: Washington Irving  
 Levels: 2 Story      High: Sleepy Hollow

Style: Colonial      Model:  
 Exter: Shingle, Brick      Color: Brown

**Level1:** Entry, Living Rm, Formal Dr, Family Rm w/Fireplace, 1/2 Bath, EIK w/Door to Deck.

**Level2:** Master Bedrm w/Bath/CC, 3 Lg Bdrms, Hall Bath w/Laundry.

**Level3:**

**Basement:** 3 Finished Rooms, Utilities & 2 Car Garage.

**Attic:** Full, Storage

**Add Fees:** No

**HOA:** No

**Att/Det:** Det

**Complex:**      **Est Tax\$:** \$18557      **Front:**  
**Tax ID#:** 2611-002-019-00000-000-0000-P64L      **Tax Year:** 2008      **Depth:**  
**Zoning:** Res      **Assmt:** \$22000      **Lot Size:** 0.350 acres

**Amenities:** Master Bath, Powder Room, Privacy, Close To Railroad, Deck, Eat in Kitchen, Fireplace, Walkout Basement

**Includes:** Range, Refrigerator, Dishwasher

**Excludes:**

**Elec Co:** Con-Edison

**Heat:** Hot Air

**Parking:** 2 Car Attached

**Water:** Municipal

**Fuel:** Oil

**Wall:** Sheetrock

**Sewer:** Sewer

**A/C:** Central

**Roof:** Asphalt

**Garbage:** Public

**Rem:** Bank owned. Spacious home, private setting. Formal living rm & dining rm, lg updated eat-in kitchen, family rm w/fireplace & deck. Master w/WIC & Bath, 3 Lg family bedrooms, hall bath w/Laundry. Basement SF not included. Taxes do NOT reflect star savings of approx \$2,027. Offers w/pre-approval from primary lender or cash w/proof of funds. Free appraisal & credit report if buyer finances through Countrywide. Please allow 2-3 business days for seller response. Buyer pays transfer tax.

**Agent Only Remarks:** Bank owned. Taxes do NOT reflect star of approx \$2,027. Buyer pays transfer tax. Offer in writing w/pre-approvals or cash w/proof of funds.

**Showing Instructions:** Vacant, Traditional Lockbox, Call CSS for avail and appointment info 1.866.642.1222.

**Directions:** Rt. 9A to Prospect Avenue (just before Benedict). Turn down driveway w/stone pillars.

**Owner:** Bank Owned      **Poss:** Immediate      **Modif/Excl:** M3, M5  
**LO:** DELANE DeLane Realty      **LO Phone:** 914-686-9447      **LD:** 04/15/08  
**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%:** 0%      **BA%:** 2.5%      **BRA%:** 0%      **Nego. Thru:** Listing Agent

**COB:** C21MTP Century 21 Wolff Mt. Pleasant      **CSB:**      **PD:** 06/19/08      **SP:** \$649,900  
**COA:** 2457 Lena O'Neill      **CSA:**      **TP:** 06/20/08      **DOM:** 66  
**Terms:** Conventional



**MLS#:** 2909165      **Sold**      **LP:** \$307,900  
**Addr:** 22 Leather Stocking Ln      **Area:** 4  
**PO:** White Plains      **Zip:** 10603

**City/Town:** Greenburgh 4      **Sch Dist:** Greenburgh  
**Village:** None

**Rooms:** 7      **Est SqFt:** 1450      **YrBlt:** 1952  
**Bedrooms:** 4      **Elem:** Greenburgh # 7  
**Baths:** 2      **Jr High:** Woodlands  
**Levels:** 2 Story      **High:** Woodlands

**Style:** Cape Cod      **Model:**  
**Exter:** Aluminum      **Color:** White

**Level1:** Living Rm, Dining Rm, Kitchen, Bath, Laundry, Enclosed Porch, Door to Garage, Door to Yard.

**Level2:** 2 Bedrooms, Bath

**Level3:**

**Basement:** None

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

**Complex:**      **Est Tax\$:** \$9283      **Front:** 83  
**Tax ID#:** 2689-022-35D-01573-000-0000-2      **Tax Year:** 2008      **Depth:** 140  
**Zoning:** Res      **Assmt:** \$12150      **Lot Size:** 0.260 acres

**Amenities:** 1st Floor Bedroom, ADA Inside, Close to Bus, Close to Park, Close To Railroad, Close to Shops, Close to School, Fenced Yard

**Includes:**

**Excludes:**

**Elec Co:** Con-Edison

**Heat:** Hot Air

**Parking:** 1 Car Attached

**Water:** Municipal

**Fuel:** Gas

**Wall:** Plaster

**Sewer:** Sewer

**A/C:**

**Roof:** Asphalt

**Garbage:** Public

**Rem:** Cute House with Large Yard! Great opportunity to use the FHA 203K Loan program for roof, new kitchen, update baths, add heat to existing 4 Season Porch, etc. Bank Owned, sold 'as is'. Bank of America requires Cash or FHA 203K Offers ONLY. Free Credit Report & Appraisal when financed through Bank of America. Buyer pays transfer tax. Allow 2-3 business days for response to offers.

**Agent Only Remarks:**

**Showing Instructions:**

**Directions:** Rt 119 (Tarrytown Rd) to Hillside Ave right on Tomahawk, right on Leather Stocking (house on left).

<b>Owner:</b> Bank Owned	<b>Poss:</b> asap	<b>Modif/Excl:</b> M3, M5
<b>LO:</b> DELANE DeLane Realty	<b>LO Phone:</b> 914-686-9447	<b>LD:</b> 03/26/09
<b>Show #:</b> (866) 642-1222		
<b>LA:</b> 4373 Gregory P DeLane	<b>LA Phone:</b> 914-437-7555	<b>Fax:</b> 914-686-5289
<b>LA Email:</b> gregdelane@optonline.net	<b>CLA Email:</b> gaildelane@optonline.net	
<b>CLO:</b> DELANE DeLane Realty	<b>CLO Phone:</b> 914-686-9447	
<b>CLA:</b> 20256 Gail DeLane	<b>CLA Phone:</b> 914-447-8317	<b>Agmt Type:</b> ERS
<b>SA%:</b> 3%	<b>BA%:</b> 3%	<b>Nego. Thru:</b> Listing Agent
	<b>BRA%:</b> 0%	

**COB:** HUDHOM Hudson Homes Sotheby's International Realty      **CSB:**      **PD:** 08/25/09      **SP:** \$300,000  
**COA:** 3127 Valerie Kopelman      **CSA:**      **TP:** 08/31/09      **DOM:** 158  
**Terms:** FHA



**MLS#:** 2920435      **Sold**      **LP:** \$799,900  
**Addr:** 10 Carlton Dr      **Area:** 2  
**PO:** Mount Kisco      **Zip:** 10549

**City/Town:** Mount Kisco      **Sch Dist:** Bedford  
**Village:** None

**Rooms:** 11      **Est SqFt:** 4200      **YrBlt:** 1998  
**Bedrooms:** 5      **Elem:** Mount Kisco  
**Baths:** 3 / 1      **Jr High:** Fox Lane  
**Levels:** 2 Story      **High:** Fox Lane

**Style:** Colonial      **Model:** Waterford  
**Exter:** Wood      **Color:**

**Level1:** 2 Story EH, FLR, FDR, Kitchen w/Bkfst Rm, Family Rm w/FP & SGD to Deck, Laundry, Powder Rm, Bdrm/Office, Guest Suite w/Bath.

**Level2:** Master Bdrm w/Bath/Sitting Rm, 2 Bedrooms, Bath, Office

**Level3:**

**Basement:** Full Unfinished, Utilities, Attached 2 Car Garage.

**Attic:**      **Add Fees:** \$702.00 - Yearly      **HOA:** Yes      **Att/Det:** Det

**Complex:** Mount Kisco Chase      **Est Tax\$:** \$19870      **Front:**  
**Tax ID#:** 5601-080-067-00001-000-0001      **Tax Year:** 2009      **Depth:**  
**Zoning:** Res      **Assmt:** \$184000      **Lot Size:** 0.480 acres

**Amenities:** 1st Fl Master Bdrm, Master Bath, Alarm System, Powder Room, Close to Park, Close To Railroad, Close to Shops, Close to School, Cul-de-Sac, Deck, Eat in Kitchen, Vaulted/Cath Ceiling, Fireplace

**Includes:**  
**Excludes:**  
**Elec Co:**  
**Heat:** Hot Air, Hydro Air      **Fuel:** Gas      **A/C:** Central  
**Parking:** 2 Car Attached      **Wall:** Sheetrock      **Roof:** Asphalt  
**Water:** Municipal      **Sewer:** Sewer      **Garbage:** Public

**Rem:** Wonderful opportunity at sought after Mt. Kisco Chase. Bank Owned home, sold 'as is', requires updates and landscape to make it gorgeous again. Great layout/flexible floor plan allows for first or second floor Master Suite. Bank of America pre-qual is required with all offers. Free credit report & appraisal when financed through Bank of America. Please allow 2-3 business days for seller/bank response. Buyer pays transfer tax.

**Agent Only Remarks:**

**Showing Instructions:**

**Directions:** Rt. 172 to Mt. Kisco Chase, Stratford Dr to end of street. Left on Carlton Drive, #10 on right.

**Owner:** Bank Owned      **Poss:** asap      **Modif/Excl:** M3, M5  
**LO:** DELANE DeLane Realty      **LO Phone:** 914-686-9447      **LD:** 06/24/09  
**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%:** 2.5%      **BA%:** 2.5%      **BRA%:** 0%      **Nego. Thru:** Listing Agent

**COB:** HOULAW11 Houlihan Lawrence Inc.      **CSB:**      **PD:** 07/20/09      **SP:** \$799,900  
**COA:** 2412 Beth S Silfen      **CSA:**      **TP:** 08/05/09      **DOM:** 42  
**Terms:** Conventional





**MLS#:** 2909061      **Sold**      **LP:** \$133,900  
**Addr:** 717 S 5th Ave      **Area:** 7  
**PO:** Mount Vernon      **Zip:** 10550

**City/Town:** Mount Vernon      **Sch Dist:** Mount Vernon  
**Village:** None

**Rooms:** 6      **Est SqFt:** 1127      **YrBlt:** 1920  
**Bedrooms:** 3      **Elem:** Graham  
**Baths:** 1 / 1      **Jr High:** A.B. Davis  
**Levels:** 2 Story      **High:** Mount Vernon

**Style:** Colonial      **Model:**  
**Exter:** Aluminum      **Color:**

**Level1:** Living Rm, Dining Rm, Kitchen, Half Bath, Door to Large, Quiet Fenced Yard.

**Level2:** 3 Bedrooms, Full Bath

**Level3:**

**Basement:** Unfinished, Utilities

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

**Complex:**      **Est Tax\$:** \$6539      **Front:**  
**Tax ID#:** 0800-169-063-03094-000-0020      **Tax Year:** 2008      **Depth:**  
**Zoning:** Res      **Assmt:** \$6900      **Lot Size:** 0.090 acres

**Amenities:** Close to Bus, Close to Park, Close To Railroad, Close to Shops, Close to School, Fenced Yard

**Includes:**

**Excludes:**

**Elec Co:** Con-Edison

**Heat:** Steam

**Parking:** 1 Car Detached

**Water:** Municipal

**Fuel:** Oil

**Wall:** Sheetrock

**Sewer:** Sewer

**A/C:**

**Roof:** Asphalt

**Garbage:** Public

**Rem:** Great OPPORTUNITY...Great PRICE! Handyman's Special, priced accordingly. Bank of America requires CASH OFFERS ONLY! Bank Owned property sold 'as is'. Buyer pays transfer tax. Please allow 2-3 business days for bank's response on offers.

**Agent Only Remarks:**

**Showing Instructions:**

**Directions:** Vaccarella Blvd. or Sanford Blvd. to South 5th Avenue.

**Owner:** Bank Owned      **Poss:** asap      **Modif/Excl:** M3, M5  
**LO:** DELANE DeLane Realty      **LO Phone:** 914-686-9447      **LD:** 03/25/09  
**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%:** 0%      **BRA%:** 0%      **Nego. Thru:** Listing Agent

**COB:** RMXPWR RE/MAX Power Realtors      **CSB:**      **PD:** 09/01/09      **SP:** \$134,900  
**COA:** 10133 Tereza Barry      **CSA:**      **TP:** 09/08/09      **DOM:** 167  
**Terms:** FHA



**MLS#:** 2926584      **Sold**      **LP:** \$161,900  
**Addr:** 130 Elm Ave      **Area:** 7  
**PO:** Mount Vernon      **Zip:** 10550

**City/Town:** Mount Vernon      **Sch Dist:** Mount Vernon  
**Village:** None

**Rooms:** 7      **Est SqFt:** 1200      **YrBlt:** 1954  
**Bedrooms:** 4      **Elem:** Lincoln  
**Baths:** 2      **Jr High:** Longfellow  
**Levels:** 2 Story      **High:** Mount Vernon

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

**Level1:** Enty, Living Rm, Dining Rm, Kitchen, 2 Bedrooms, Full Bath.

**Level2:** 2 Bedrooms, Full Bath

**Level3:**

**Basement:** Full, Walkout, Utilities

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

**Complex:**      **Est Tax\$:** \$10634      **Front:**  
**Tax ID#:** 0800-165-063-01143-000-0007      **Tax Year:** 2008      **Depth:**  
**Zoning:** Res      **Assmt:** \$9300      **Lot Size:** 0.110 acres

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

**Includes:**

**Excludes:**

**Elec Co:** Con-Edison

**Heat:** Hot Air

**Parking:** 1 Car Attached

**Water:** Municipal

**Fuel:** Gas

**Wall:** Sheetrock

**Sewer:** Sewer

**A/C:** None

**Roof:** Asphalt

**Garbage:** Public

**Rem:** Cute home close to railroad and all shopping, needs TLC. Bank Owned property, sold 'as is'. CASH OR 203K OFFERS ONLY. ALL OTHER FINANCING CONTINGENCIES WILL NOT BE CONSIDERED. Bank of America pre-qual required on all offers. Free appraisal & credit report when financed through Bank of America Home Loans. Please allow 2-3 business days for seller response to offers. Buyer pays transfer tax.

**Agent Only Remarks:** Highest & Best taken, no more showings at this time.

**Showing Instructions:** Highest & Best taken, no more showings at this time.

**Directions:** Map Quest

<b>Owner:</b> Bank Owned	<b>Poss:</b> Immediate	<b>Modif/Excl:</b> M3, M5
<b>LO:</b> DELANE DeLane Realty	<b>LO Phone:</b> 914-686-9447	<b>LD:</b> 08/24/09
<b>Show #:</b> (866) 642-1222		
<b>LA:</b> 4373 Gregory P DeLane	<b>LA Phone:</b> 914-437-7555	<b>Fax:</b> 914-686-5289
<b>LA Email:</b> gregdelane@optonline.net	<b>CLA Email:</b> gaildelane@optonline.net	
<b>CLO:</b> DELANE DeLane Realty	<b>CLO Phone:</b> 914-686-9447	
<b>CLA:</b> 20256 Gail DeLane	<b>CLA Phone:</b> 914-447-8317	<b>Agmt Type:</b> ERS
<b>SA%:</b> 3%	<b>BA%:</b> 3%	<b>Nego. Thru:</b> Listing Agent
	<b>BRA%:</b> 0%	

**COB:** RMXPWR RE/MAX Power Realtors      **CSB:**      **PD:** 12/10/09      **SP:** \$175,000  
**COA:** 12419 Nelly S Lopez      **CSA:**      **TP:** 12/11/09      **DOM:** 109  
**Terms:** FHA





**MLS#:** 2811297      **Sold**      **LP:** \$214,900  
**Addr:** 22 Glen Pl      **Area:** 8  
**PO:** New Rochelle      **Zip:** 10801

**City/Town:** New Rochelle      **Sch Dist:** New Rochelle  
**Village:** None

**Rooms:** 5      **Est SqFt:** 1050      **YrBlt:** 1905  
**Bedrooms:** 3      **Elem:** Columbus  
**Baths:** 1      **Jr High:** Isaac E. Young  
**Levels:** 2 Story      **High:** New Rochelle

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

**Level1:** Enclosed Porch, Living Rm, Eat-In Kitchen (Door to Yard)

**Level2:** Bedroom, Bedroom, Bedroom, Hall Bath

**Level3:**

**Basement:** Unfinished, Utilities

**Attic:** Staircase, Full

**Add Fees:** No

**HOA:** No

**Att/Det:** Det

**Complex:**  
**Tax ID#:** 1000-000-002-00684-000-0104  
**Zoning:** Res Single/Multi

**Est Tax\$:** \$2500  
**Tax Year:** 2008  
**Assmt:** \$2950

**Front:** 25  
**Depth:** 100  
**Lot Size:** 0.060 acres

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

**Includes:**

**Excludes:**

**Elec Co:** Con-Edison

**Heat:** Steam

**Parking:** Street

**Water:** Municipal

**Fuel:** Oil

**Wall:** Mixed

**Sewer:** Sewer

**A/C:** None

**Roof:** Asphalt

**Garbage:** Public

**Rem:** Interior painted, new carpet, new shower & tile. Young Furnace! Kitchen & Exterior need update. Bring flashlight for basement. Bank owned sold as is. Countrywide pre-qual required w/offer. Free credit report & appraisal thru Countrywide. Buyer pays transfer tax.

**Agent Only Remarks:** Offers w/pre-approvals to gaildelane@optonline.net. Low taxes, needs exterior & kitchen updates! Buyer pays transfer tax. BRING FLASHLIGHT FOR BASMT.

**Showing Instructions:** Property is VACANT please secure when leaving! Call CSS for availability and appointments 1.866.642.1222.

**Directions:** Rt. 95 (Exit 15) Main St, Lf Kings Hwy quick Rt on Rockdale, Lt Beechwood, Lf Glen (to end on left).

<b>Owner:</b> Bank Owned	<b>Poss:</b> Immediate	<b>Modif/Excl:</b> M3, M5
<b>LO:</b> DELANE DeLane Realty	<b>LO Phone:</b> 914-686-9447	<b>LD:</b> 04/08/08
<b>Show #:</b> (866) 642-1222		
<b>LA:</b> 4373 Gregory P DeLane	<b>LA Phone:</b> 914-437-7555	<b>Fax:</b> 914-686-5289
<b>LA Email:</b> gregdelane@optonline.net	<b>CLA Email:</b> gaildelane@optonline.net	
<b>CLO:</b> DELANE DeLane Realty	<b>CLO Phone:</b> 914-686-9447	
<b>CLA:</b> 20256 Gail DeLane	<b>CLA Phone:</b> 914-447-8317	<b>Agmt Type:</b> ERS
<b>SA%:</b> 0%	<b>BRA%:</b> 2.5%	<b>Nego. Thru:</b> Listing Agent

<b>COB:</b> WEICHT04 Weichert Realtors	<b>CSB:</b>	<b>PD:</b> 02/06/09	<b>SP:</b> \$185,000
<b>COA:</b> 3110 Mary V Vergara	<b>CSA:</b>	<b>TP:</b> 02/06/09	<b>DOM:</b> 304
<b>Terms:</b> Conventional			



**MLS#:** 2914527      **Sold**      **LP:** \$316,900  
**Addr:** 1 The Circle      **Area:** 8  
**PO:** New Rochelle      **Zip:** 10801

**City/Town:** New Rochelle      **Sch Dist:** New Rochelle  
**Village:** None

**Rooms:** 8      **Est SqFt:** 2836      **YrBlt:** 1885  
**Bedrooms:** 4      **Elem:** New Rochelle (Choice)  
**Baths:** 2      **Jr High:** Albert Leonard  
**Levels:** 2 Story      **High:** New Rochelle

**Style:** Victorian      **Model:**  
**Exter:** Clapboard      **Color:** Creme

**Level1:** Entry, Living Rm w/Fireplace, Dining Rm w/Fireplace, Bath, Kitchen.

**Level2:** Bedrooms, Full Bath

**Level3:**

**Basement:** Full, Unfinished

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

**Complex:** Rochelle Park      **Est Tax\$:** \$14871      **Front:** 100  
**Tax ID#:** 1000-000-003-00815-000-0021      **Tax Year:** 2009      **Depth:** 225  
**Zoning:** Historic District      **Assmt:** \$16150      **Lot Size:** 0.520 acres

**Amenities:**

**Includes:**  
**Excludes:**  
**Elec Co:** Con-Edison      **Fuel:** Gas      **A/C:** None  
**Heat:** Hot Air      **Wall:** Mixed      **Roof:** Asphalt  
**Parking:** Driveway      **Sewer:** Sewer      **Garbage:** Public  
**Water:** Municipal

**Rem:** 1885 Victorian located in the Historic District of New Rochelle. Property needs total restoration. Bank Owned, sold 'as is' Cash or FHA 203K Offers ONLY. Bank of America Pre-Qual required. Buyer pays transfer tax. Allow 2-3 business days for response to offers. Free Credit Report & Appraisal when financed through Bank of America. Taxes are based on a house value of \$682K.

**Agent Only Remarks:**

**Showing Instructions:**

**Directions:** North Ave to Manor Pl, turns to The Circle across from Great Lawn. Lincoln to North to The Circle.

**Owner:** Bank Owned      **Poss:** asap      **Modif/Excl:** M3, M5  
**LO:** DELANE DeLane Realty      **LO Phone:** 914-686-9447      **LD:** 05/07/09  
**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%      **Agrmt Type:** ERS  
**Nego. Thru:** Listing Agent

**COB:** KELLER Keller Williams NY Realty      **CSB:**      **PD:** 10/15/09      **SP:** \$286,000  
**COA:** 15695 Renee G Tozzo      **CSA:**      **TP:** 10/19/09      **DOM:** 165  
**Terms:** Cash





**MLS#:** 2919511      **Sold**      **LP:** \$399,900  
**Addr:** 178 Holbrook Ln      **Area:** 3  
**PO:** Briarcliff Manor      **Zip:** 10510

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

**Rooms:** 8      **Est SqFt:** 2000      **YrBlt:** 1956  
**Bedrooms:** 4      **Elem:** Ossining  
**Baths:** 2 / 1      **Jr High:** Anne M. Dorner  
**Levels:** 2 Story      **High:** Ossining

**Style:** Split      **Model:**  
**Exter:** Shingle      **Color:** White

**Level1:** Living Rm, Dining Rm, Kitchen,  
**Level2:** Master Bedroom w/Bath, 2 Bedrooms, Hall Bath  
**Level3:** LL: Family Rm, Bedroom, Powder Rm  
**Basement:** Utilities, Laundry

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

**Complex:**      **Est Tax\$:** \$15347      **Front:**  
**Tax ID#:** 4201-097-008-00000-000-0056-000-0-2      **Tax Year:** 2008      **Depth:**  
**Zoning:** Res      **Assmt:** \$30500      **Lot Size:** 0.530 acres

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

**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:** Quiet location, corner lot property, spacious front & back yards. Bank Owned, sold 'as is'. Bank of America Pre-qual is required on all offers. John Yozzo or David Moore, Bank of America 914.397.2866. Free Credit Report & Appraisal when financed through Bank of America. Buyer pays transfer tax.

**Agent Only Remarks:**

**Showing Instructions:**

**Directions:** Pleasantville Rd to Orchard to Apple to Macy to Holbrook.

**Owner:** Bank Owned      **Poss:** asap      **Modif/Excl:** M3, M5  
**LO:** DELANE DeLane Realty      **LO Phone:** 914-686-9447      **LD:** 06/17/09  
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**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%:** 2.5%      **BA%:** 2.5%      **BRA%:** 0%      **Nego. Thru:** Listing Agent

**COB:** DELANE DeLane Realty      **CSB:**      **PD:** 08/13/09      **SP:** \$409,000  
**COA:** 4373 Gregory P DeLane      **CSA:**      **TP:** 08/14/09      **DOM:** 58  
**Terms:** Conventional



MLS#: 2923043 Sold LP: \$394,900  
Addr: 73 Wayne Ave Area: 4  
PO: White Plains Zip: 10606

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

Rooms: 8 Est SqFt: 2000 YrBlt: 1924  
Bedrooms: 4 Elem: White Plains  
Baths: 1 / 1 Jr High: White Plains  
Levels: 2 Story High: White Plains

Style: Colonial Model:  
Exter: Vinyl Color: White

Level1: Entry, Formal Living Rm w/FP, Formal Dining Rm, Kitchen, Den w/FP.

Level2: Master w/Half Bath, 3 Bedrooms Full Bath.

Level3: Full Walk Up Attic

Basement: Full, Unfinished - Utilities - Above Ground Oil Tank.

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

Complex: Est Tax\$: \$8663 Front: 63  
Tax ID#: 1700-125-080-00015-000-0001 Tax Year: 2008 Depth: 100  
Zoning: Res Assmt: \$11500 Lot Size: 0.145 acres

Amenities: Master Bath, 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: Oil A/C:  
Heat: Steam Wall: Mixed Roof: Asphalt  
Parking: 1 Car Attached Sewer: Sewer Garbage: Public  
Water: Municipal

Rem: Classic Battle Hill Colonial, lovely location, walk to commuter train to NYC. Bank Owned, sold 'as is'. Bank of America pre-qual required on all offers. Free credit report & appraisal when financed through Bank of America. Allow up to 2-3 days for bank's response. Buyer pays transfer tax.

Agent Only Remarks:

Showing Instructions:

Directions: Battle Avenue or Central Avenue to Independence to Wayne.

Owner: Bank Owned Poss: asap Modif/Excl: M3, M5  
LO: DELANE DeLane Realty LO Phone: 914-686-9447 LD: 07/19/09  
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: RANDBH04 BHG Rand Realty CSB: PD: 10/15/09 SP: \$380,000  
COA: 21172 Karen Otto CSA: TP: 10/20/09 DOM: 93  
Terms: Conventional



**MLS#:** 2820352      **Sold**      **LP:** \$670,900  
**Addr:** 4 Woodland Pl      **Area:** 4  
**PO:** White Plains      **Zip:** 10606

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

**Rooms:** 11      **Est SqFt:** 3680      **YrBlt:** 1939  
**Bedrooms:** 7      **Elem:** White Plains  
**Baths:** 5 / 3      **Jr High:** White Plains  
**Levels:** 3 Story      **High:** White Plains

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

**Level1:** 2 Story Entry, Living Rm w/Fireplace, Sunroom, Dining Rm, Kitchen, Bedroom w/Bath, Powder Rm.

**Level2:** Master Bedroom w/Bath & Balcony, 3 Bedrooms all w/Baths

**Level3:** 2 Bedrooms, Full Bath, Powder Rm, Storage

**Basement:** Full Unfinished, Garage

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

**Complex:**      **Est Tax\$:** \$13776      **Front:** 75  
**Tax ID#:** 1700-130-033-00002-000-0002      **Tax Year:** 2007      **Depth:** 160  
**Zoning:** Res      **Assmt:** \$29375      **Lot Size:** 0.275 acres

**Amenities:** Master Bath, Patio, Balcony, Powder Room, Close to Bus, Close to Park, Close To Railroad, Close to Shops, Close to School, Cul-de-Sac, Fireplace, Walkout Basement

**Includes:**

**Excludes:**

**Elec Co:** Con-Edison      **Fuel:** Oil      **A/C:** None  
**Heat:** Steam      **Wall:** Mixed      **Roof:** Asphalt  
**Parking:** 1 Car Attached, Driveway      **Sewer:** Sewer      **Garbage:** Public  
**Water:** Municipal

**Rem:** Charming 1939 Colonial. Original detail. Kitchen & bath will be installed by bank. Bank Owned property. CHL Pre-Qual required w/offers. Free appraisal & credit report through CHL. Buyer pays transfer tax.

**Agent Only Remarks:** Charming 1930's Colonial. Bank Owned property, kitchen & bath to be installed by bank. Buyer pays transfer tax.

**Showing Instructions:** Call CSS for availability and appointments 1.866.642.1222.

**Directions:** Route 22 to Midland Ave, left on Fisher, right on Woodland Place.

**Owner:** Bank Owned      **Poss:** asap      **Modif/Excl:** M3, M5  
**LO:** DELANE DeLane Realty      **LO Phone:** 914-686-9447      **LD:** 06/20/08  
**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%:** 0%      **BA%:** 2.5%      **BRA%:** 2.5%      **Agrmt Type:** ERS  
**Nego. Thru:** Listing Agent

**COB:** RANDBH BHG Rand Realty      **CSB:**      **PD:** 11/10/08      **SP:** \$660,000  
**COA:** 12038 Michael J Graessle      **CSA:**      **TP:** 11/14/08      **DOM:** 147  
**Terms:** Conventional



**MLS#:** 3000913      **Sold**      **LP:** \$360,900  
**Addr:** 480 Park Ave      **Area:** 7  
**PO:** Yonkers      **Zip:** 10703

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

**Rooms:** 9      **Est SqFt:** 1700      **YrBlt:** 1928  
**Bedrooms:** 4      **Elem:** Yonkers  
**Baths:** 2 / 1      **Jr High:** Yonkers  
**Levels:** 2 Story      **High:** Yonkers

**Style:** Tudor      **Model:**  
**Exter:** Stucco      **Color:** Stucco

**Level1:** Entry, Living Rm w/Fireplace & Sitting Rm, Formal Dining Rm, Eat-In Kitchen, Powder Rm.

**Level2:** 3 Bedrooms, Full Bath

**Level3:**

**Basement:** Bedroom, Rec Rm, Full Bath, Utilities, Laundry

**Attic:** Walk Up

**Addl Fees:** No

**HOA:** No

**Att/Det:** Det

**Complex:**

**Est Tax\$:** \$12448

**Front:**

**Tax ID#:** 1800-002-000-02464-000-0001

**Tax Year:** 2010

**Depth:**

**Zoning:** Res

**Assmt:** \$10500

**Lot Size:** 0.110 acres

**Amenities:** Patio, Powder Room, Close to Bus, Private Laundry, Close to Park, Close To Railroad, Close to Shops, Close to School, Eat in Kitchen, Fenced Yard, Fireplace, Walkout Basement

**Includes:**

**Excludes:**

**Elec Co:** Con-Edison

**Heat:** Hot Water

**Fuel:** Gas

**A/C:**

**Parking:** Driveway

**Wall:** Mixed

**Roof:** Asphalt

**Water:** Municipal

**Sewer:** Sewer

**Garbage:** Public

**Rem:** Bank Owned REO, Sold Strictly 'As Is'. Lovely Tudor on corner lot. Bank of America pre-qual required on all offers. Pre-quals can be obtained from BofA Mtg Brkr John Yozzo 914.287.6913. Free Credit Report & Appraisal when financed through BofA. Verify all data w/Town. Buyer pays all transfer taxes.

**Agent Only Remarks:** Contracts signed, no further showings. Bank of America Mortgage Broker John Yozzo 914.287.6913.

**Showing Instructions:**

**Directions:** North Broadway to Roberts Ave right on Park Ave to corner of Hillbright and #480 Park Avenue.

**Owner:** Bank Owned

**Poss:** Immediate

**Modif/Excl:** M3, M5

**LO:** DELANE DeLane Realty

**LO Phone:** 914-686-9447

**LD:** 01/10/10

**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:** BARHOL Barhite & Holzinger, Inc.

**CSB:**

**PD:** 03/19/10

**SP:** \$355,000

**COA:** 23657 Ann Marie Sullivan

**CSA:**

**TP:** 04/08/10

**DOM:** 88

**Terms:** Conventional



MLS#: 3000574 Sold LP: \$385,900  
Addr: 243 Rosedale Rd Area: 7  
PO: Yonkers Zip: 10710

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

Rooms: 7 Est SqFt: 1200 YrBlt: 1953  
Bedrooms: 3 Elem: Yonkers  
Baths: 1 Jr High: Yonkers  
Levels: 1 Story High: Yonkers

Style: Ranch Model:  
Exter: Aluminum Color:

Level1: Entry, Living Rm, Dining Rm, Kitchen, 3 Bedrooms, Bath.

Level2:

Level3:

Basement: Full Basement

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

Complex: Est Tax\$: \$7871 Front: 75  
Tax ID#: 1800-004-000-04645-000-0017 Tax Year: 2010 Depth: 100  
Zoning: Res Assmt: \$10400 Lot Size: 0.170 acres

Amenities: 1st Fl Master Bedrm, ADA Inside, Patio, Close to Bus, Close to Park, Close To Railroad, Close to Shops, Close to School, Walkout Basement

Includes:

Excludes:

Elec Co: Con-Edison Fuel: Oil A/C:  
Heat: Hot Water Wall: Plaster Roof: Asphalt  
Parking: 1 Car Attached Sewer: Sewer Garbage: Public  
Water: Municipal

Rem: Bank Owned REO, Sold Strictly 'As Is', verify all data through Town. Quiet street, sought after location, close to all. Cute house with hardwood floors, 3 bedrooms, full basement and attached garage. Lovely location, pretty back yard. Bank of America pre-qual required on all offers, free credit report & appraisal when financed through BofA. Please contact BofA Mtg Brk John Yozzo 914.287.6913 for pre-qual info. Buyer pays transfer tax.

Agent Only Remarks: Contracts signed, no further showings. Bank of America Mortgage Broker John Yozzo 914.287.6913.

Showing Instructions:

Directions: Central Park Ave. to Alta Vista, right on Chester, left on Rosedale.

Owner: Bank Owned Poss: Immediate Modif/Excl: M3, M5  
LO: DELANE DeLane Realty LO Phone: 914-686-9447 LD: 01/07/10  
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: RMXPRM RE/MAX Prime Properties CSB: PD: 02/23/10 SP: \$392,000  
COA: 7694 Julia Ricciuti CSA: TP: 02/26/10 DOM: 50  
Terms: Conventional



**MLS#:** 2931648      **Sold**      **LP:** \$435,900  
**Addr:** 100 Ridge Dr      **Area:** 7  
**PO:** Yonkers      **Zip:** 10705

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

**Rooms:** 8      **Est SqFt:** 2228      **YrBlt:** 1921  
**Bedrooms:** 3      **Elem:** Yonkers  
**Baths:** 2 / 2      **Jr High:** Yonkers  
**Levels:** 2 Story      **High:** Yonkers

**Style:** Colonial      **Model:**  
**Exter:** Aluminum      **Color:** Cream

**Level1:** Sun Porch Entry, Living Rm w/FP, Formal DR, Eat-In Kitchen, Den, Powder Rm.

**Level2:** 3 Bedrooms, 1 Full Bath, 1 Half Bath

**Level3:**

**Basement:** Full, Bath, Utilities

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

**Complex:** Park Hill      **Est Tax\$:** \$7886      **Front:** 50  
**Tax ID#:** 1800-001-000-00093-000-0007      **Tax Year:** 2008      **Depth:** 131  
**Zoning:** Res      **Assmt:** \$11400      **Lot Size:** 0.150 acres

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

**Includes:**

**Excludes:**

**Elec Co:** Con-Edison      **Fuel:** Oil      **A/C:** None  
**Heat:** Hot Water      **Wall:** Mixed      **Roof:** Asphalt  
**Parking:** 2 Car Detached      **Sewer:** Sewer      **Garbage:** Public  
**Water:** Municipal

**Rem:** Spacious old world Colonial with great character. Wonderful Sun Porch, large living room, formal dining room, kitchen with breakfast room, 1st floor office/den. Comfortable 2nd floor bedrooms, 1 with terrace. Nice hardwood floors throughout. Great 2 car detached garage, cute patio. Nice home on quiet street, historic Park Hill location. Bank Owned, sold 'as is'. Bank of America pre-qual required on all offers/cash w/proof of funds. Free credit rpt & appraisal thru BoA. Buyer pays transfer tax.

**Agent Only Remarks:** Contract.

**Showing Instructions:** Contract.

**Directions:** Rumsey Rd to Park Hill Ave, left on Marshall, right on Ridge Drive house on left.

**Owner:** Bank Owned      **Poss:** asap      **Modif/Excl:** M3, M5  
**LO:** DELANE DeLane Realty      **LO Phone:** 914-686-9447      **LD:** 10/11/09  
**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:** PRIOLO Peter J. Riolo Real Estate      **CSB:**      **PD:** 01/25/10      **SP:** \$420,000  
**COA:** 20872 Peter M Riolo      **CSA:**      **TP:** 01/26/10      **DOM:** 107  
**Terms:** Conventional



MLS#: 2823270      **Sold**      LP: \$446,900  
 Addr: 80 Newkirk Rd      Area: 7  
 PO: Yonkers      Zip: 10710

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

Rooms: 7      Est SqFt: 1650      YrBlt: 1953  
 Bedrooms: 4      Elem: Yonkers  
 Baths: 2      Jr High: Yonkers  
 Levels: 2 Story      High: Yonkers

Style: Cape Cod      Model:  
 Exter: Brick, Vinyl      Color: Brick

Level1: Entry, Living Rm, Great Rm & Dining Rm w/sliding glass doors to Patio & Yard, Kitchen, 2 Bedrooms, Hall Bath

Level2: 2 Bedrooms & Hall Bath

Level3:

Basement: None

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

Complex:      Est Tax\$: \$6200      Front: 65  
 Tax ID#: 1800-004-000-04457-000-0047      Tax Year: 2007      Depth: 100  
 Zoning: Res      Assmt: \$12400      Lot Size: 0.130 acres

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

Includes: Dishwasher, Refrigerator

Excludes:

Elec Co: Con-Edison

Heat: Hot Air

Parking: 1 Car Attached, Driveway

Water: Municipal

Fuel: Gas

Wall: Sheetrock

Sewer: Sewer

A/C: Wall Unit

Roof: Asphalt

Garbage: Public

Rem: Sought after Westchester Hills location. Bank owned sold 'as is'. Countrywide pre-qual on all offers. Free credit report & appraisal through Countrywide. Buyer pays transfer tax.

Agent Only Remarks: Please e-mail offers w/pre-approval to gaildelane@optonline.net. Buyer pays transfer tax.

Showing Instructions: Call CSS for availability and appointments 1.866.642.1222.

Directions: Tuckahoe Rd to Mountindale Rd, left on Bonnie Briar, 1st right is Newkirk Rd.

Owner: Bank Owned      Poss: asap      Modif/Excl: M3, M5  
 LO: DELANE DeLane Realty      LO Phone: 914-686-9447      LD: 07/17/08  
 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%: 0%      BA%: 2.5%      BRA%: 2.5%      Nego. Thru: Listing Agent

COB: SHWPRO Shaw Properties      CSB:      PD: 10/07/08      SP: \$447,000  
 COA: 13870 Duwayne Shaw      CSA:      TP: 10/30/08      DOM: 105  
 Terms: Conventional

MLS#: 2919576 Sold LP: \$354,900  
Addr: 101 Winthrop Ave Area: 3  
PO: Elmsford Zip: 10523

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

Total Units: 2 # Eff Units:  
#1 BR: Total Vacancies: 2  
#2 BR: 2 Est SqFt: 2000  
#3 BR: # Flrs in Bldg: 2  
#4 BR:

Style: A Frame YrBlt: 1964  
Color: Cream Exter: Vinyl

Description	Lease End Date	Rent/Mo
Unit 1: 2 Bedroom Apartment		
Unit 2: 2 Bedroom Apartment		
Unit 3:		
Unit 4:		
Basement: Full, Garage, Utilities		Attic:

Tot Apt Inc/Mo: Utility Expense: Elem: Alice E. Grady  
Other Income: Heat Expense: Jr High: Alexander Hamilton  
Gross Annual Inc: Water Expense: High: Alexander Hamilton  
Garbage Exp: # Heating Units: 1 Other Expense:  
# Electric Meters: 2 Neighborhd Assn: No Total Expense:  
# Gas Meters: 2 Addl Fees: No

Est Tax\$: \$9300 Front: Tax ID#: 2605-014-016-00888-000-0000-30  
Tax Year: 2008 Depth: Zoning: Res Lot Size: 0.110 acres  
Assmt: \$12880 Tenant Pays: Att/Det: Det

Amenities: Close to Bus, Close to Park, Close To Railroad, Close to Shops, Close to School  
Heat: Hot Air Fuel: Gas Elec Co: Con\_Edison  
Parking: 1 Car Attached Wall: Sheetrock Roof: Asphalt  
Water: Municipal Sewer: Sewer Garbage: Public

Remarks: 2 Family with attached 1 car garage and nice yard. Bank owned, sold 'as is'. Bank of America pre-qual required on all offers. Free Credit Report & Appraisal when financed through Bank of America. Allow 2-3 days for seller response. Buyer pays transfer tax.

Agent Only Remarks:  
Showing Instructions:  
Directions: Knollwood Rd to Payne Street to Winthrop OR 9A to Payne to Winthrop.

Owner: Bank Owned Poss: asap Modif/Excl: M3, M5  
LO: DELANE DeLane Realty LO Phone: 914-686-9447 LD: 06/17/09  
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%: 2.5% BA%: 2.5% BRA%: 0% Nego. Thru: Listing Agent

COB: KELLER Keller Williams NY Realty CSB: PD: 10/01/09 SP: \$349,500  
COA: 11771 Susan Stiebling CSA: TP: 10/05/09 DOM: 110  
Terms: FHA

MLS#: 2907701 Sold LP: \$149,900  
Addr: 252 Franklin Ave Area: 7  
PO: Mount Vernon Zip: 10553

City/Town: Mount Vernon  
Village: None Sch Dist: Mount Vernon

Total Units: 2 # Eff Units:  
#1 BR: Total Vacancies: 2  
#2 BR: 1 Est SqFt: 2400  
#3 BR: 1 # Flrs in Bldg: 3  
#4 BR:

Style: A Frame YrBlt: 1925  
Color: Beige Exter: Vinyl

Description Lease End Date Rent/Mo  
Unit 1: 1-2 Bedroom Unit  
Unit 2: 2-3 Bedroom Unit  
Unit 3:  
Unit 4:  
Basement: Unfinished, Utilities Attic:

Tot Apt Inc/Mo: Utility Expense: Elem: Columbus  
Other Income: Heat Expense: Jr High: A.B. Davis  
Gross Annual Inc: Water Expense: High: Mount Vernon  
Garbage Exp: # Heating Units: 2 Other Expense:  
# Electric Meters: 2 Neighborhd Assn: No Total Expense:  
# Gas Meters: 2 Addl Fees: No

Est Tax\$: \$17485 Front: Tax ID#: 0800-169-023-03152-000-0012  
Tax Year: 2009 Depth: Zoning: R25 Lot Size: 0.100 acres  
Assmt: \$16700 Tenant Pays: Att/Det: Det

Amenities: Close to Bus, Close to Shops, Close to School  
Heat: Hot Water Fuel: Gas Elec Co: Con\_Edison  
Parking: Driveway Wall: Mixed Roof: Asphalt  
Water: Municipal Sewer: Sewer Garbage: Public

Remarks: Bank Owned, as is, cash offers. 2 Family with spacious apartments, convenient location. Interior in good condition. Rare private Steel Gated Driveway & Yard.  
Long driveway accomodates 4+ cars. Allow 2-3 days for seller response. Buyer pays transfer tax.  
Agent Only Remarks: Bank Owned sold as is. Cash Offers Only.  
Showing Instructions: Call Office 914.686.9447.  
Directions: Sanford Blvd. to Franklin (1 Block past Mc Donald's).

Owner: Bank of America Poss: asap Modif/Excl: M3, M5  
LO: DELANE DeLane Realty LO Phone: 914-686-9447 LD: 03/14/09  
Show #: (914) 686-9447  
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: GMRGRO Greater Metro Realty Group, LLC CSB: PD: 07/20/09 SP: \$145,000  
COA: 2606 Monique Johnson CSA: TP: 07/24/09 DOM: 132  
Terms: Conventional

MLS#: 2830067 Sold LP: \$299,900  
 Addr: 128 Terrace Ave Area: 5  
 PO: Port Chester Zip: 10573

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

Total Units: 3 # Eff Units:  
 #1 BR: 1 Total Vacancies: 3  
 #2 BR: 1 Est SqFt: 2120  
 #3 BR: 1 # Flrs in Bldg: 3  
 #4 BR:

Style: A Frame YrBlt: 1900  
 Color: Beige Exter: Stucco

Description	Lease End Date	Rent/Mo
Unit 1: Entry, Living Rm, Kitchen, Bedroom, Bath		
Unit 2: Living Rm, Kitchen, 2 Bedrooms, Bath		
Unit 3: Living Rm, Kitchen, 3 Bedrooms, Bath		
Unit 4:		
Basement: Full Unfinished, Utilities		Attic:

Tot Apt Inc/Mo:	Utility Expense:	Elem:	Thomas A. Edison
Other Income:	Heat Expense:	Jr High:	Port Chester
Gross Annual Inc:	Water Expense:	High:	Port Chester
Garbage Exp:	# Heating Units: 1	Other Expense:	
# Electric Meters: 3	Neighborhd Assn: No	Total Expense:	
# Gas Meters: 3	Addl Fees: No		

Est Tax\$: \$12529	Front: 40	Tax ID#: 4801-136-000-00072-001-0016-0000000
Tax Year: 2008	Depth: 100	Zoning: Res Lot Size: 0.093 acres
Assmt: \$582200	Tenant Pays:	Att/Det: Det

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

Heat: Hot Water	Fuel: Oil	Elec Co: Con_Edison
Parking: 2 Car Detached	Wall: Mixed	Roof: Asphalt
Water: Municipal	Sewer: Sewer	Garbage: Public

Remarks: 3 Family Stucco home on quiet street, convenient location. Bank owned property sold 'as is'. Countrywide pre-qual required on all offers. [Re: Pre-Qual - Call office for name/phone of Countrywide Mortg officer assigned to this property.] Free appraisal & credit report if buyer finances through Countrywide. Please allow 2-3 business days for seller response. Buyer pays transfer tax.

**Agent Only Remarks:**

**Showing Instructions:**

Directions: North Main Street to Terrace Avenue.

Owner: Bank Owned	Poss: asap	Modif/Excl: M3, M5
LO: DELANE DeLane Realty	LO Phone: 914-686-9447	LD: 09/19/08
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%: 2.5%	BA%: 0%	BR%: 0%
		Nego. Thru: Listing Agent

COB: KELWIL Keller Williams Realty Partners	CSB:	PD: 04/02/09	SP: \$300,000
COA: 12990 Joseph Kuhl	CSA:	TP: 04/24/09	DOM: 217
Terms: Cash			

MLS#: 2827170 Sold LP: \$442,900  
 Addr: 38 Roanoke Ave Area: 5  
 PO: Port Chester Zip: 10573

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

Total Units: 2 # Eff Units:  
 #1 BR: Total Vacancies: 2  
 #2 BR: 2 Est SqFt: 2000  
 #3 BR: # Flrs in Bldg: 2  
 #4 BR:

Style: A Frame YrBlt: 1962  
 Color: Exter: Aluminum

Description	Lease End Date	Rent/Mo
Unit 1: Entry, Living Rm, Formal Dining Rm, Eat-In Kitchen, Bedroom, Bedroom, Full Bath.		\$Vacant
Unit 2: Entry, Living Rm, Eat-In Kitchen, Bedroom, Bedroom, Full Bath		\$Vacant
Unit 3:		
Unit 4:		
Basement: 1 Car Attached Garage, Full Bsmt, Utilities		Attic:

Tot Apt Inc/Mo: Utility Expense: Elem: John F. Kennedy Magn  
 Other Income: Heat Expense: Jr High: Port Chester  
 Gross Annual Inc: Water Expense: High: Port Chester  
 Garbage Exp: # Heating Units: 1 Other Expense:  
 # Electric Meters: 2 Neighborhd Assn: Yes Total Expense:  
 # Gas Meters: 2 Addl Fees: No

Est Tax\$: \$10308 Front: 50 Tax ID#: 4805-141-000-00035-001-0043-0000000  
 Tax Year: 2007 Depth: 100 Zoning: Res Lot Size: 0.117 acres  
 Assmt: Tenant Pays: Att/Det: Det

Amenities: Close to Bus, Close to Park, Close To Railroad, Close to Shops, Close to School, Cul-de-Sac, Eat in Kitchen, Fenced Yard, Patio  
 Heat: Hot Water Fuel: Oil Elec Co: Con\_Edison  
 Parking: 1 Car Attached Wall: Sheetrock Roof: Asphalt  
 Water: Municipal Sewer: Sewer Garbage: Public

Remarks: 2 Family on quiet street, sought after location. Bank owned property sold as is. Buyer pays transfer tax. Countrywide pre-qual required on all offers. Free credit report & appraisal when financed through Countrywide. Please allow 2-3 business days for seller response on offers.

Agent Only Remarks: Please e-mail offers to gaildelane@optonline.net Bank Owned property, sold as is, buyer pays transfer tax.

Showing Instructions: Showings Mon-Sun 10am-6pm. Call CSS for availability and appointments 1.866.642.1222.

Directions: South Ridge to Dixon to Westview to Roanoke.

Owner: Bank Owned Poss: asap Modif/Excl: M3, M5  
 LO: DELANE DeLane Realty LO Phone: 914-686-9447 LD: 08/23/08  
 Show #: (914) 686-9447  
 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%: 0% BA%: 2.5% BRA%: 2.5% Nego. Thru: Listing Agent

COB: DELANE DeLane Realty CSB: DELANE DeLane Realty PD: 12/01/08 SP: \$423,000  
 COA: 4373 Gregory P DeLane CSA: 20256 Gail DeLane TP: 01/09/09 DOM: 139  
 Terms: Conventional

MLS#: 2910128      Sold      LP: \$249,900  
 Addr: 140 Warburton Ave      Area: 7  
 PO: Yonkers      Zip: 10701

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

Total Units: 2      # Eff Units:  
 #1 BR:      Total Vacancies: 2  
 #2 BR:      Est SqFt: 2732  
 #3 BR: 2      # Flrs in Bldg: 2  
 #4 BR:

Style: A Frame      YrBlt: 1904  
 Color: Cream      Exter: Vinyl

**Description**

Lease End Date      Rent/Mo

Unit 1: Living Rm, Dining Rm, Kitchen, 3 Bedrooms, 2 Baths

Unit 2: Living Rm, Dining Rm, Kitchen, 3 Bedrooms, 2 Baths

Unit 3:

Unit 4:

Basement: Full, Unfinished, Utilities

Attic: Storage

Tot Apt Inc/Mo:	Utility Expense:	Elem:	Yonkers
Other Income:	Heat Expense:	Jr High:	Yonkers
Gross Annual Inc:	Water Expense:	High:	Yonkers
Garbage Exp:	# Heating Units: 1	Other Expense:	
# Electric Meters: 2	Neighborhood Assn: No	Total Expense:	
# Gas Meters: 2	Addl Fees: No		

Est Tax\$: \$4459	Front: 40	Tax ID#: 1800-002-000-02013-000-0013
Tax Year: 2008	Depth: 160	Zoning: R25
Assmt: \$6000	Tenant Pays:	Lot Size: 0.130 acres
		Att/Det: Det

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

Heat: Hot Water

Fuel: Gas

Elec Co: Con\_Edison

Parking: 2 Car Detached, Driveway

Wall: Mixed

Roof: Asphalt

Water: Municipal

Sewer: Sewer

Garbage: Public

**Remarks:** Spacious inside & out, room for the entire family. Two Family residence with ample parking, two car garage w/finished apartment. Bank Owned sold as is. Buyer pays transfer tax. Countrywide pre-qual required with all offers, call office for specific details. Free credit report & appraisal when financed through Countrywide. Allow at least 2-3 business days for seller response.

**Agent Only Remarks:****Showing Instructions:****Directions:** Yonkers Ave to Nepperhan to Riverdale turns into Warburton after Manor House go 2 Blocks.

Owner: Bank Owned	Poss: asap	Modif/Excl: M3, M5
LO: DELANE DeLane Realty	LO Phone: 914-686-9447	LD: 04/02/09
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%: 0%	BRA%: 0%
		Agrmt Type: ERS
		Nego. Thru: Listing Agent

COB: 888888 Non-Member MLS (888888)	CSB:	PD: 08/11/09	SP: \$224,000
COA: 8888 Non-Member MLS (888888)	CSA:	TP: 08/12/09	DOM: 132
Terms: FHA			