

9 S CENTRAL , MILLERTON, NY 12546



PC

\$228,000



**Listing #:** 373042  
**County:** DUT  
**Post Office:** MILLERTON  
**Township:** V. Millerton  
**Zip Code:** 12546-  
**Complex Name:** NONE  
  
**School Dist:** WEBUTUCK  
**- High Sch:** WEBUTUCK HIGH SCHOOL  
**- Middle Sch:** OTHER  
**- Elem Sch:** WEBUTUCK ELEMENTARY SCHOOL  
**- Other Sch:**  
  
**Property Id #:** 13380100727100144462520000  
  
**Number of Units:** 2  
**Sub-Type:** MF  
**New Construction:**  
**Year Built:** 1890  
**Above Grnd SF:** 2815  
**Below Grnd SF:** 0  
**Finished SF:** 2815  
**Unfinished SF:** 1400  
**Total Square Feet:** 2815  
**Square Ft Source:** Public Records  
**Foundation Dim:**  
  
**# Of Elevators:**  
**# Of Stories:**

Directions

Millerton 44/22 Light, proceed east on Main Street, Central Avenue is on the right, house is on right with sign.

Map Page:

Mapping:

| Unit | Total Rooms | # of Bdrms | # Full | # Part | Unit Information | Sq. Feet | Mo. Rent | Leased | Occupied | Appliances Included             |
|------|-------------|------------|--------|--------|------------------|----------|----------|--------|----------|---------------------------------|
| U1   | 6           | 2          | 1      |        |                  |          |          |        | O        | Dryer                           |
| U2   | 6           | 2          | 1      | 1      |                  |          | \$800    | Y      | T        | Dishwasher, Range, Refrigerator |

Features

**Acceptable Fin:** Cash, Conventional, FHA, VA  
**Construction:** Frame, Wood  
**Cooling:** Window Units(s)  
**Electricity:** 100 Amps, Circuit Breakers  
**Roof:** Asphalt Shingles  
**Foundation:**  
  
**Basement:** Bulkhead, Concrete floor, Full, Interior access, Unfinished  
**Owner Pays:** Fire Insurance, Garbage/Trash, Maintenance, Oil, Taxes, Water  
**Exterior Feat:** Balcony, Landscaped, Outside Lighting, Porch  
**Interior Feat:** 9+ Foot Ceiling, Electric dryer connection, Electric stove connection, Master Bath, Some Window Treatments, Walk-up Attic, Washer connection  
  
**Appliances:**  
**Flooring:** Ceramic Tile, Wall to Wall Carpet, Wood  
**Equipment:** Cable Available, Smoke Detectors, Carbon Monoxide Detector  
  
**Exterior:** Vinyl  
**Amenities:** Bus Route, Library  
**Heating:** Oil  
**Miscellaneous:** Storage In Garage, Washer/Dryer Some  
**Other:** Fee Simple, Listed in Another MLS  
**Parking / Garage:** 1 Car, 3+ Cars, Detached, Garage, Off Street, Street  
  
**Units Beyond 4:**

Lot Information

|  |                               |                              |
|--|-------------------------------|------------------------------|
| <b>Lot Dim:</b>                        | <b>View Desc:</b> City Lights | <b>Acres:</b> 0.23           |
| <b>Waterfront:</b>                     | <b>Fence:</b> Privacy         | <b>Zoning:</b> GB            |
| <b>Water/Sewer:</b> City Water, Septic | <b>Handicap Mod:</b>          | <b>Near or In Ag Dist:</b> N |
| <b>Lot Desc:</b> Level                 |                               |                              |

Income & Expenses

**Insurance Expense:**  
**Maintenance Expense:**  
**Other Expense Name:**  
**Water/Sewer Expense:**  
**Management Expense:**  
**Vacancy Factor:**  
  
**Electric Expense:**  
**Fuel Expense:** 1600  
**Other Expense:**  
**Gross Income (GOI):**  
**Operating Exp (AOE):**  
**Net Income (NOI):**

Remarks

Well maintained, classic Village Home. Easily converted back to a 3-family or just as easily converted to a single family home. Walk to everything Millerton has to offer (One of America's Best Small Towns) 10 minutes to Metro North, walk to the Rail Trail and enjoy the soon to be expanded level pathway. There is a full basement with a workshop area, and a detached one car garage with workshop as well. There is a Fabulous deck on the 2nd floor with outside stairs to the rear garden area. This home has great potential with 500 ft of finished walk up attic space as well. Definately worth the asking price and a Must See for those wishing to own property in Millerton.

Financial / Transaction Information

|  |                                 |                                |
|--|---------------------------------|--------------------------------|
| <b>Tax Amount:</b> \$4,398                       | <b>School Tax:</b> \$1,897      | <b>Hyde Pk F/W Tax:</b>        |
| <b>Land Tax:</b> \$1,427                         | <b>Village Tax:</b> \$1,074     | <b>Real Tax:</b>               |
| <b>Assess Value:</b> \$238,300                   | <b>Tax Year:</b> 2017           | <b>Sub Agent Comp:</b> 2.5     |
| <b>Exemption:</b> Star Program, Senior, Veterans | <b>Negotiate Through:</b> LBRKR | <b>Buyer's Agent Comp:</b> 2.5 |
| <b>Foreclosure:</b> N                            | <b>Short Sale:</b> N            | <b>Broker s Agent Comp:</b> 0  |

Office Information

**List Office:** STEDML      **List Office Name:** STEED REAL ESTATE      **List Office Phone:** 914 489-8706  
**List Agent Code:** 4447      **List Agent Name:** RONALD B STEED      **List Agent Phone:** 914 489-8706  
**List Agent 2 Code:**      **List Agent 2 Name:**      **List Agent 2 Phone:**      **List Agent 2 Phone:**  
**Buy Agent Auth:** Y      **Owner Name:** PRETI      **Appointment Phone:** 914-489-8706  
**Date Listing Rec:**      **Off Market Date:**      **Listing Type:** ER  
**Listing Date:** 7/2/2018  
**Show Instructions:** Accompany Showing, Appointment Required, Call List Agent, Call List Office, **List Agent Email:** [briarcliff@gmail.com](mailto:briarcliff@gmail.com)  
Email Agent, Email Office  
**Lock Box Desc:** KEY      **Occupied:** T

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**Confidential Remarks**

The home was once a 3 unit, can easily be converted back. Owners in process of moving and the utilities left will be decided soon. Because of its proximity to Main St this home is in GB zone

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**Additional Information**

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|------------------------|-------------------------|---------------------------------|
| <b>Selling Office:</b> | <b>Selling Agent:</b>   | <b>Original Price:</b> \$22,000 |
| <b>Closing Forms:</b>  | <b>Selling Agent 2:</b> | <b>List Price:</b> \$228,000    |
| <b>Closed Date:</b>    | <b>Market Time:</b> 11  | <b>Sale Price:</b>              |
|                        |                         | <b>Seller</b>                   |
|                        |                         | <b>Concession:</b>              |

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