

277 Commack Rd, Shirley, NY 11967

Sold Price: \$140,000



<b>ML#: 2801105</b>	Res	1 Family, Det	LSC: CL
<b>Sec/Area:</b> Inc Village		Cape	<b>Zone:</b> 25
<b>Devel:</b>		<b>Rooms:</b> 6	
<b>Schools:</b> 32 William Floyd		<b>Br:</b> 4	<b>MBR 1st Floor:</b> Y
<b>Taxes:</b> \$4,858.00	<b>Vill Tax:</b>	<b>Baths Full:</b> 1	
<b>Total Taxes:</b> \$4,858.00		<b>Baths Half:</b> 0	
<b>Taxes w/Basic STAR:</b>		<b>Basement:</b> Full	
<b>Dis:</b> 209	<b>Sec:</b> 2400	<b>Finished Bsmt:</b> N	
<b>Block:</b> 500	<b>Lot:</b> 36000	<b>Lot Size:</b> 50X	
<b>Adult Comm:</b> N	<b>Gated Prop:</b>	<b>Lot Sqft:</b> 7156908	
<b>Beach Rts:</b>	<b>Dock Rts:</b>	<b>Zoning:</b>	

Cross Street: Johns Neck

Walk Score®: 25

Directions: Commack Road Just Past Johns Neck

Remarks: Completely Redone Cape. New Roof And Siding. New Kit W/ Ss Appliances. New Hardwood Flrs On First Floor. Where Can You Get A 4 Bedroom Home At This Price?! Make This Your Next Sale. Easy To Show.

Property Description: Where Can You Get A Completely Redone 4 Bedroom Home For Under \$150K ? Right Here- New Roof, Siding, Kit W/ Ss Appliances. Hard Wood Floors On First Floor. And More. Why Rent? Make An Appointment Today! Close To All.

<u>Property Info</u>	<u>Rooms/Interior</u>	<u>Appliances/Utilities</u>	<u>Exterior</u>
Appx Yr Built: 1950	# Kitchens: 1	Stove: Y	Garage:
New Constr: N	Eat In Kitchen: Y	Refrigerator: Y	Driveway: Pvt
Construction: Frame	DiningRm: Other	Dishwasher: Y	Porch:
Front Expose:	Den/Fam Rm: N	Washer: N	Patio:
Cul-De-Sac:	Office: N	Dryer: N	Deck:
Corner:	Attic: Y	A/C: N	Pool: N
Horse Prop:	Apx Int Sqft: 1300	Heat: Oil, Hw	Tennis Ct:
Appearance: Like New	Wood Flrs: Y	Heat Zones: 2	Ing Sprink:
Waterfront: N	W/W Carpet: Y	Sep HW Heater:	Building Size:
Waterview: N	Fireplaces: 0	Permit:	Water: Public
Water Frtage:	Skylight:		Sewer:
Bulkhead:			

Bsmt/Subfl: Full W/ W/D Hook Up. Heating System

1st Floor: Liv Rm, Eik, 2 Brs, Full Bath

2nd Floor: 2 Bedrooms,

3rd Floor:

Personal Property Exclusions:

Also For Rent: N

Rental Income:

Short Sale: N

REO: N

Supersedes ML#:

Energy Efficient Feature: N

List Date: 10/04/2015	Sold Price: \$140,000	Org. LP: \$149,900
Exp Date: 4/04/2016	% Difference: 6.6	Prior LP:
UC Date: 11/13/2015	Mortgage Type: Sonyma	List Price: \$149,900
Prop Title Dte: 1/13/2016	Final Mort:	Contr Price: \$140,000
Title Date: 2/19/2016	DOM: 40	Owner Finance: N
		Brkr/Agent Own: N

Sell Agcy Comp: 0

Buyer Agcy Comp: 2.5

Brkr Agcy Comp: 2.5

List Brkr Comp (For Rental):

Buyer Exclusions: N

Offers of compensation are for MLSLI Participants only.

List Broker: Signature Homes of New York ( RHUJ01)	631-909-7200	Owner: Guys Asphalt
List Agent: Stewart, C Reade R	631-484-7657	Purchaser: Baez
Sell Broker: Realty Connect USA LLC ( RLLE 03)	877-647-1092	Moved From: N/A
Sell Agent: Francis, Jed K		

ML#: 2801105

277 Commack Rd , Shirley 11967

LSC: CL



328 Commack Rd, Shirley, NY 11967

Sold Price: \$130,000



<b>ML#: 2833005</b>	Res	1 Family, Det	LSC: CL
<b>Sec/Area:</b>		Cape	<b>Zone:</b> 25
<b>Devel:</b>		<b>Rooms:</b> 6	
<b>Schools:</b> 32	William Floyd	<b>Br:</b> 3	<b>MBR 1st Floor:</b> Y
<b>Taxes:</b> \$7,608.36	<b>Vill Tax:</b>	<b>Baths Full:</b> 2	
<b>Total Taxes:</b> \$7,608.36		<b>Baths Half:</b> 0	
<b>Taxes w/Basic STAR:</b> \$6,357.36		<b>Basement:</b> Full	
<b>Dis:</b> 200	<b>Sec:</b> 98190	<b>Finished Bsmt:</b>	
<b>Block:</b> 200	<b>Lot:</b> 7000	<b>Lot Size:</b> 60X107	
<b>Adult Comm:</b> N	<b>Gated Prop:</b>	<b>Lot Sqft:</b> 7840	
<b>Beach Rts:</b>	<b>Dock Rts:</b>	<b>Zoning:</b>	

Cross Street: Palmetto Dr Walk Score®: 25

Directions: William Floyd Pkwy To Palmetto Dr To Commack Rd

Remarks: Short Sale, Subject To Bank Approval. Cash Only. Will Not Be Broom Swept.

Property Description: 3 Bed, 2 Bath Cape Built In 2002 Featuring Eik, Living Room With High Ceilings And A Full Basement.

<u>Property Info</u>	<u>Rooms/Interior</u>	<u>Appliances/Utilities</u>	<u>Exterior</u>
Appx Yr Built: 2002	# Kitchens: 1	Stove: Y	Garage:
New Constr: N	Eat In Kitchen: Y	Refrigerator: Y	Driveway: Pvt
Construction: Frame	DiningRm: Other	Dishwasher: Y	Porch:
Front Expose:	Den/Fam Rm: N	Washer: N	Patio:
Cul-De-Sac: Corner:	Office: N	Dryer: N	Deck:
Horse Prop:	Attic: Y	A/C: N	Pool: N
Appearance:	Apx Int Sqft:	Heat: Oil, Hw	Tennis Ct:
Waterfront: N	Wood Flrs:	Heat Zones: 2	Ing Sprink:
Waterview: N	W/W Carpet:	Sep HW Heater: Y	Building Size:
Water Frtage:	Fireplaces: 0	Permit:	Water: Public
Bulkhead:	Skylight:		Sewer:

Bsmt/Subfl: Full Basement With Utilities	Also For Rent: N
1st Floor: Living Room, Eik, Dining Area, Bedroom 1, Full Bath	Rental Income:
2nd Floor: Bedroom 2, Bedroom 3, Full Bath	Short Sale: Y
3rd Floor:	REO: N
Personal Property Exclusions:	Supersedes ML#:

Energy Efficient Feature: N

List Date: 3/04/2016	Sold Price: \$130,000	Org. LP: \$150,000
Exp Date: 2/28/2017	% Difference: 13.3	Prior LP:
UC Date: 3/21/2016	Mortgage Type: Cash	List Price: \$150,000
Prop Title Dte: 4/21/2016	Final Mort:	Contr Price: \$130,000
Title Date: 4/06/2016	DOM: 16	Owner Finance:
		Brkr/Agent Own: N

Sell Agcy Comp: 0  
 Buyer Agcy Comp: 2  
 Brkr Agcy Comp: 2  
 List Brkr Comp (For Rental):  
 Buyer Exclusions: N  
 Offers of compensation are for MLSLI Participants only.

List Broker: Douglas Elliman Real Estate ( DERE67)	631-758-2552	Owner: Defaria
List Agent: Elliott, Bryn G	631-758-2552	Purchaser: Prego/Lofaso
Sell Broker: Century 21 Castle R E Prop Inc ( CASL 01)	631-588-4663	Moved From: E. Patchogue
Sell Agent: Castelli, Charles F		

ML#: 2833005

328 Commack Rd , Shirley 11967

LSC: CL



58 Fairview Dr, Shirley, NY 11967

Sold Price: \$158,000



<b>ML#: 2845459</b>	Res	1 Family, Det	LSC: CL
<b>Sec/Area:</b>	Cape	<b>Zone:</b> 25	
<b>Devel:</b>		<b>Rooms:</b> 6	
<b>Schools:</b> 32 William Floyd		<b>Br:</b> 4	<b>MBR 1st Floor:</b> Y
<b>Taxes:</b> \$5,694.96	<b>Vill Tax:</b> \$494.28	<b>Baths Full:</b> 2	
<b>Total Taxes:</b> \$6,189.24		<b>Baths Half:</b> 0	
<b>Taxes w/Basic STAR:</b> \$4,938.24		<b>Basement:</b> Full	
<b>Dis:</b> 200	<b>Sec:</b> 98190	<b>Finished Bsmt:</b> N	
<b>Block:</b> 500	<b>Lot:</b> 69000	<b>Lot Size:</b> 75X150	
<b>Adult Comm:</b> N	<b>Gated Prop:</b>	<b>Lot Sqft:</b> 14374	
<b>Beach Rts:</b>	<b>Dock Rts:</b> N	<b>Zoning:</b> Res	

Cross Street: Johns Neck Rd Walk Score®: 11

Directions: E Parkview To Sheridan Or Johns Neck Rd To Fairview

Remarks: No Certificate Of Occupancy For Second Floor. Owner Will Hold Escrow To Obtain Proper C Of O's Post Closing.

Property Description: Totally Updated Inside & Out! 4 Bed 2 Full Bath, Updated Kitchen With Stainless Steel Appliances. New Andersen Windows, New Floors, Molding & Paint, 2 New Full Baths, Cedar Closets, 6 Panel Doors, Freshly Painted, 5 Yr Boiler, Hot Water Tank, 200 Amp Electric, Full Unfinished Basement With Outside Entrance, Egress Windows. Rear Deck Leads To Large Backyard!

<u>Property Info</u>	<u>Rooms/Interior</u>	<u>Appliances/Utilities</u>	<u>Exterior</u>
Appx Yr Built: 1989	# Kitchens: 1	Stove: 1	Garage:
New Constr: N	Eat In Kitchen: Y	Refrigerator: 1	Driveway: Pvt
Construction: Frame	DiningRm: None	Dishwasher: 1	Porch:
Front Expose:	Den/Fam Rm: Y	Washer: 1	Patio:
Cul-De-Sac: N	Office: Y	Dryer: 1	Deck: Rear
Horse Prop:	Attic: Y	A/C: 1	Pool: N
Appearance: Mint +	Apx Int Sqft:	Heat: Oil, Hw	Tennis Ct:
Waterfront: N	Wood Flrs: Y	Heat Zones: 2	Ing Sprink:
Waterview: N	W/W Carpet: N	Sep HW Heater: Y	Building Size:
Water Frtage:	Fireplaces: 0	Permit:	Water: Public
Bulkhead: N	Skylight:		Sewer: N

<b>Bsmt/Subfl:</b> Full Unfinished, Ose/Ise	<b>Also For Rent:</b> N
<b>1st Floor:</b> Living Room, Eik, Full Bath, Master Bed, Bed	<b>Rental Income:</b>
<b>2nd Floor:</b> Full Bath, Bed, Bed	<b>Short Sale:</b> N
<b>3rd Floor:</b>	<b>REO:</b> N
<b>Personal Property Exclusions:</b>	<b>Supersedes ML#:</b>

Energy Efficient Feature: N

<b>List Date:</b> 4/18/2016	<b>Sold Price:</b> \$158,000	<b>Org. LP:</b> \$165,000
<b>Exp Date:</b> 10/09/2016	<b>% Difference:</b> 4.2	<b>Prior LP:</b>
<b>UC Date:</b> 7/20/2016	<b>Mortgage Type:</b> Fha	<b>List Price:</b> \$165,000
<b>Prop Title Dte:</b>	<b>Final Mort:</b>	<b>Contr Price:</b> \$163,000
<b>Title Date:</b> 8/25/2016	<b>DOM:</b> 93	<b>Owner Finance:</b> N
		<b>Brkr/Agent Own:</b> N

Sell Agcy Comp: 0  
 Buyer Agcy Comp: 2  
 Brkr Agcy Comp: 2  
 List Brkr Comp (For Rental):  
 Buyer Exclusions: N

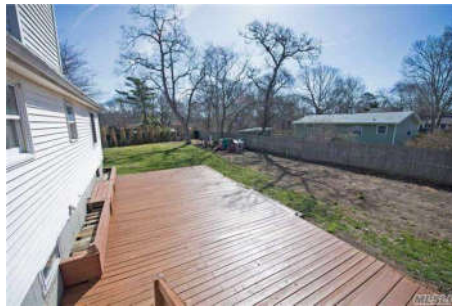
Offers of compensation are for MLSLI Participants only.

<b>List Broker:</b> Realty Connect USA LLC ( RLLE03)	877-647-1092	<b>Owner:</b> Mccue
<b>List Agent:</b> Fleming, Brian A	631-523-2789	<b>Purchaser:</b> Manzella
<b>Sell Broker:</b> Island Advantage Realty LLC ( YOVI 01)	631-351-6000	<b>Moved From:</b> Selden
<b>Sell Agent:</b> Hopkins, Karin J		

ML#: 2845459

58 Fairview Dr , Shirley 11967

LSC: CL





**44 Baybright Dr, Shirley, NY 11967****Sold Price: \$160,000**
**ML#: 2802786**      Res      1 Family, Det      LSC: CL

<b>Sec/Area:</b>	Cape	<b>Zone:</b> 25
<b>Devel:</b>		<b>Rooms:</b> 6
<b>Schools:</b> 32      William Floyd	<b>Br:</b> 3	<b>MBR 1st Floor:</b> Y
<b>Taxes:</b> \$5,980.75 <b>Vill Tax:</b>	<b>Baths Full:</b> 1	<b>Baths Half:</b> 0
<b>Total Taxes:</b> \$5,980.75	<b>Basement:</b> Full	<b>Finished Bsmnt:</b> N
<b>Taxes w/Basic STAR:</b>	<b>Lot Size:</b> 50X175	<b>Lot Sqft:</b> 8750
<b>Dis:</b> 200 <b>Sec:</b> 98180	<b>Gated Prop:</b>	<b>Zoning:</b>
<b>Block:</b> 500 <b>Lot:</b> 35000		
<b>Adult Comm:</b> N		
<b>Beach Rts:</b>	<b>Dock Rts:</b>	

**Cross Street:** Pinetree
 **Walk Score®: 27**
**Directions:** William Floyd Pkwy South To Baybright -Mk Rt -Home On Left
**Remarks:** Beautiful Renovation In Progress-May Still Have Time To Pick Colors -Walk To Water-Location Location -Kitchen Will Be Brand New And Beautiful -New Appliances-New Carpet And Hardwood Flooring-All New Exterior Windows-New Roof-Updated Bathroom -New Electrical Service-Owner Will Be Putting New Fence Too !! Be The First!!

**Property Description:** Beautifully Renovated And Almost Ready :) Still Time To Pick Colors Inside -Outside Freshly Painted And Brand New Kitchen Coming Soon-Brand New Appliances-New Roof-New Exterior Windows-New Carpet And Hardwood Flooring—New Elec Service -This One Is Quality And Will Be Ready For Your Home Inspection Soon .... 4 Minute Walk To The Beautiful Bay!! Be The First On This One

<u>Property Info</u>	<u>Rooms/Interior</u>	<u>Appliances/Utilities</u>	<u>Exterior</u>
<b>Appx Yr Built:</b> 1955 <b>New Constr:</b> N <b>Construction:</b> Frame <b>Front Expose:</b> <b>Cul-De-Sac:</b> <b>Corner:</b> <b>Horse Prop:</b> <b>Appearance:</b> Renovated <b>Waterfront:</b> N <b>Waterview:</b> N <b>Water Frtage:</b> <b>Bulkhead:</b>	<b># Kitchens:</b> 1 <b>Eat In Kitchen:</b> Y <b>DiningRm:</b> Other <b>Den/Fam Rm:</b> Y <b>Office:</b> N <b>Attic:</b> Y <b>Apx Int Sqft:</b> <b>Wood Flrs:</b> Y <b>W/W Carpet:</b> <b>Fireplaces:</b> 0 <b>Skylight:</b>	<b>Stove:</b> 1 <b>Refrigerator:</b> 1 <b>Dishwasher:</b> 1 <b>Washer:</b> 0 <b>Dryer:</b> 0 <b>A/C:</b> N <b>Heat:</b> Oil, Hw <b>Heat Zones:</b> <b>Sep HW Heater:</b> <b>Permit:</b>	<b>Garage:</b> <b>Driveway:</b> Pvt <b>Porch:</b> Front <b>Patio:</b> Rear <b>Deck:</b> <b>Pool:</b> N <b>Tennis Ct:</b> <b>Ing Sprink:</b> <b>Building Size:</b> <b>Water:</b> Public <b>Sewer:</b>

**Bsmt/Subfl:** Full Unfinished With Storage And Laundry Area Ise And Ose**1st Floor:** 2 Bedrooms, Living Rm , Kitchen, Den/Dining Area, Full Bath**2nd Floor:** Bedroom/Attic Storage**3rd Floor:****Personal Property Exclusions:****Also For Rent:** N**Rental Income:****Short Sale:** N**REO:** N**Supersedes ML#:****Energy Efficient Feature:** N**List Date:** 10/10/2015**Sold Price:** \$160,000**Org. LP:** \$169,990**Exp Date:** 5/10/2016**% Difference:** 5.9**Prior LP:** \$169,000**UC Date:** 4/26/2016**Mortgage Type:** Va**List Price:** \$169,990**Prop Title Dte:** 6/01/2016**Final Mort:****Contr Price:** \$160,000**Title Date:** 6/29/2016**DOM:** 199**Owner Finance:****Brkr/Agent Own:** N**Sell Agcy Comp:** 2**Buyer Agcy Comp:** 2**Brkr Agcy Comp:** 2**List Brkr Comp (For Rental):****Buyer Exclusions:** N*Offers of compensation are for MLSLI Participants only.***List Broker:** Your Team D&G Realty Ltd ( KPNK02)

631-399-8463

**Owner:** Protheroe-Steven**List Agent:** Schuler, Amy

516-250-5565

**Purchaser:** Bullock**Sell Broker:** Your Team D&G Realty Ltd ( KPNK 02)

631-399-8463

**Moved From:** Mastic Beach**Sell Agent:** Schuler, Amy**Co-Sell Agt:** Lipari, Lisa



ML#: 2802786

44 Baybright Dr , Shirley 11967

LSC: CL



42 Lafayette Dr, Shirley, NY 11967

Sold Price: \$182,500



<b>ML#: 2762754</b>	Res	1 Family, Det	LSC: CL
<b>Sec/Area:</b>	Cape	<b>Zone:</b> 25	
<b>Devel:</b>		<b>Rooms:</b> 7	
<b>Schools:</b> 32 William Floyd		<b>Br:</b> 4	<b>MBR 1st Floor:</b> N
<b>Taxes:</b> \$7,558.00	<b>Vill Tax:</b> \$258.00	<b>Baths Full:</b> 2	
<b>Total Taxes:</b> \$7,816.00		<b>Baths Half:</b> 0	
<b>Taxes w/Basic STAR:</b>		<b>Basement:</b> None	
<b>Dis:</b> 200	<b>Sec:</b> 98330	<b>Finished Bsmt:</b> N	
<b>Block:</b> 400	<b>Lot:</b> 50000	<b>Lot Size:</b> 50X100	
<b>Adult Comm:</b> N	<b>Gated Prop:</b>	<b>Lot Sqft:</b> 5227	
<b>Beach Rts:</b>	<b>Dock Rts:</b>	<b>Zoning:</b>	

**Cross Street:** Sheridan **Walk Score®:** 6

**Directions:** William Floyd South, Go East On E Parkview Drive, Right On Sheridan Drive, Left On Lafayette Drive

**Remarks:** Beautiful Cape With Large Eat In Kitchen, Owners Suite With Full Bath, Rear Deck, New Carpeting And Floors, Fenced In Property On Beautiful Landscaped Yard.

**Property Description:** Beautiful Cape With Large Eat In Kitchen, Owners Suite With Full Bath, New Carpeting, And Floors,Rear Deck, Fenced In Property On Beautiful Landscaped Yard. Close To Beautiful Beaches. In Close Proximity To Lirr. A Must See!!

<u>Property Info</u>	<u>Rooms/Interior</u>	<u>Appliances/Utilities</u>	<u>Exterior</u>
<b>Appx Yr Built:</b> 2004	<b># Kitchens:</b> 1	<b>Stove:</b> 1	<b>Garage:</b>
<b>New Constr:</b> N	<b>Eat In Kitchen:</b> Y	<b>Refrigerator:</b> 1	<b>Driveway:</b> Pvt
<b>Construction:</b> Frame	<b>DiningRm:</b> Other	<b>Dishwasher:</b> 1	<b>Porch:</b>
<b>Front Expose:</b>	<b>Den/Fam Rm:</b> Y	<b>Washer:</b> 1	<b>Patio:</b>
<b>Cul-De-Sac:</b>	<b>Office:</b> N	<b>Dryer:</b> 1	<b>Deck:</b>
<b>Corner:</b>	<b>Attic:</b> Y	<b>A/C:</b> N	<b>Pool:</b> N
<b>Horse Prop:</b>	<b>Apx Int Sqft:</b>	<b>Heat:</b> Oil, Hw	<b>Tennis Ct:</b>
<b>Appearance:</b>	<b>Wood Flrs:</b>	<b>Heat Zones:</b>	<b>Ing Sprink:</b>
<b>Waterfront:</b> N	<b>W/W Carpet:</b> Y	<b>Sep HW Heater:</b>	<b>Building Size:</b>
<b>Waterview:</b> N	<b>Fireplaces:</b> 1	<b>Permit:</b>	<b>Water:</b>
<b>Water Frtage:</b>	<b>Skylight:</b>		<b>Sewer:</b>
<b>Bulkhead:</b>			

<b>Bsmt/Subfl:</b>	<b>Also For Rent:</b> N
<b>1st Floor:</b> Living Room,D/R, Eat In Kitchen, 2 Bedrooms, Full Bathroom	<b>Rental Income:</b>
<b>2nd Floor:</b> Owners Suite With Full Bath, Bedroom	<b>Short Sale:</b> N
<b>3rd Floor:</b>	<b>REO:</b> N
<b>Personal Property Exclusions:</b>	<b>Supersedes ML#:</b>

**Energy Efficient Feature:** N

<b>List Date:</b> 5/13/2015	<b>Sold Price:</b> \$182,500	<b>Org. LP:</b> \$229,000
<b>Exp Date:</b> 4/27/2016	<b>% Difference:</b> 1.1	<b>Prior LP:</b> \$189,000
<b>UC Date:</b> 10/30/2015	<b>Mortgage Type:</b> Unknown	<b>List Price:</b> \$184,500
<b>Prop Title Dte:</b>	<b>Final Mort:</b>	<b>Contr Price:</b> \$182,500
<b>Title Date:</b> 1/26/2016	<b>DOM:</b> 170	<b>Owner Finance:</b>
		<b>Brkr/Agent Own:</b> N

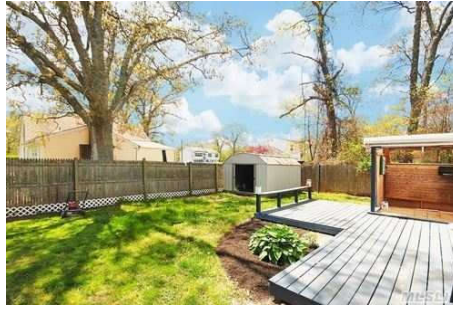
**Sell Agcy Comp:** 2  
**Buyer Agcy Comp:** 2  
**Brkr Agcy Comp:** 2  
**List Brkr Comp (For Rental):**  
**Buyer Exclusions:** N  
*Offers of compensation are for MLSLI Participants only.*

<b>List Broker:</b> Douglas Elliman Real Estate ( DERE68)	631-751-6000	<b>Owner:</b> Taylor
<b>List Agent:</b> Taylor, Susan J	516-528-9695	<b>Purchaser:</b> Kopotovicz
<b>Co-List Agt:</b> Taylor, John M	516-635-0056	<b>Moved From:</b> E Islip
<b>Sell Broker:</b> Century 21 Cor Ace Realty Inc ( COR 01)	631-878-3400	
<b>Sell Agent:</b> Romano, Richard		

ML#: 2762754

42 Lafayette Dr , Shirley 11967

LSC: CL



Backyard

Living Room



Kitchen



Owner's Suite



En Suite



Dining Area



Bedroom



Bathroom

100 Johns Neck Rd, Shirley, NY 11967

Sold Price: \$204,000



<b>ML#: 2740934</b>	Res	1 Family, Det	LSC: CL
<b>Sec/Area:</b>	Cape	<b>Zone: 25</b>	
<b>Devel:</b>		<b>Rooms: 7</b>	
<b>Schools:</b> 32 William Floyd		<b>Br: 4</b>	<b>MBR 1st Floor: Y</b>
<b>Taxes:</b> \$7,518.03	<b>Vill Tax:</b> \$552.57	<b>Baths Full: 1</b>	
<b>Total Taxes:</b> \$8,070.60		<b>Baths Half: 0</b>	
<b>Taxes w/Basic STAR:</b> \$6,844.60		<b>Basement: Crawl</b>	
<b>Dis:</b> 209	<b>Sec:</b> 3200	<b>Finished Bsmt: N</b>	
<b>Block:</b> 400	<b>Lot:</b> 47000	<b>Lot Size: .34</b>	
<b>Adult Comm:</b> N	<b>Gated Prop:</b>	<b>Lot Sqft: 15000</b>	
<b>Beach Rts:</b>	<b>Dock Rts:</b>	<b>Zoning:</b>	

Cross Street: Livingston Walk Score®: 4

Directions: William Floyd Parkway South. Left On E. Parkview Drive, Right Onto Johns Neck Road Home On The Left.

Remarks: All Co's In Place. Buyer To Verify All Info. 2 Lots - 100 Johns Neck Road (50 X 100) And Hampton Road (100 X 100 Lot Behind The House Property). Possible Subdivision. Taxes Shown Are For Both Lots Married As One. No Storm Damage.

Property Description: Sunny 4 Br Cape Less Than 2 Miles From Beach On 2 Lots! 2 Driveways On Separate Dead End Streets. Mahogany Front Porch W/ Waterview. Living Rm W/ Oak Flrs, Remodeled Kitchen - Hickory Flrs & Ss Appl, Soft Close Cabinets & Sun Den W/ Jotul Stove That Heats Entire House! 2 Car Det Gar (2011) W/Solar Panels (2013) Providing Electric To House. Winter Wood Is Chopped & Ready!

<u>Property Info</u>	<u>Rooms/Interior</u>	<u>Appliances/Utilities</u>	<u>Exterior</u>
Appx Yr Built: 1988	# Kitchens: 1	Stove: 1	Garage: 2, Det
New Constr: N	Eat In Kitchen: Y	Refrigerator: 1	Driveway: Pvt
Construction: Frame	DiningRm: None	Dishwasher: 1	Porch: Yes
Front Expose: E	Den/Fam Rm: Y	Washer: 1	Patio:
Cul-De-Sac: N	Office: N	Dryer: 1	Deck: Yes
Horse Prop:	Attic: Y	A/C: N	Pool: N
Appearance: Mint	Apx Int Sqft: 1420	Heat: Oil, Hw	Tennis Ct:
Waterfront: N	Wood Flrs: Y	Heat Zones: 1	Ing Sprink:
Waterview: Y	W/W Carpet: N	Sep HW Heater:	Building Size:
Water Frtage:	Fireplaces: 1	Permit:	Water: Public
Bulkhead:	Skylight:		Sewer: N

Bsmt/Subfl: 3 Foot Crawl On Concrete	Also For Rent: N
1st Floor: Living Rm, Eik, Den W/ Jotul Stove, 2 Br, Full Bath, Laundry	Rental Income:
2nd Floor: 2 Bedrooms	Short Sale: N
3rd Floor:	REO: N
Personal Property Exclusions:	Supersedes ML#:

Energy Efficient Feature: N

List Date: 2/26/2015	Sold Price: \$204,000	Org. LP: \$225,000
Exp Date: 2/26/2016	% Difference: 6.0	Prior LP: \$219,000
UC Date: 12/14/2015	Mortgage Type: Conv	List Price: \$217,000
Prop Title Dte: 1/15/2016	Final Mort:	Contr Price: \$204,000
Title Date: 1/27/2016	DOM: 291	Owner Finance:
		Brkr/Agent Own: N
Sell Agcy Comp: 0		
Buyer Agcy Comp: 2		
Brkr Agcy Comp: 2		
List Brkr Comp (For Rental):		
Buyer Exclusions: Y		
<i>Offers of compensation are for MLSLI Participants only.</i>		

List Broker: Meg Smith & Associates ( MGSM01)	631-647-7013	Owner: Wiszowaty
List Agent: Geraghty, Christine M	631-681-8820	Purchaser: Justin Campbell
Sell Broker: Signature Homes of New York ( RHUJ 01)	631-909-7200	Moved From: Shirley
Sell Agent: Hujber, Rachel A		

ML#: 2740934

100 Johns Neck Rd , Shirley 11967

LSC: CL



Living Room w/ Oak Floors

Eat In Kitchen w/ Hickory Floors



Kitchen w/ Hall to Bedrooms & Laundry Closet

Stainless Steel Appliances

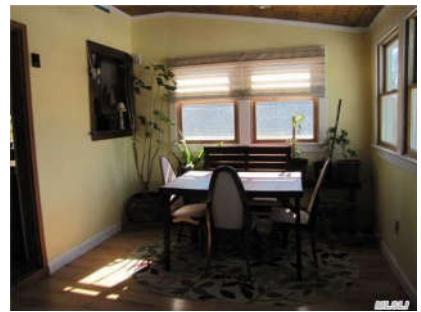
Open Flow to Living Room



First Floor Bedroom 1

First Floor Bedroom 2

2nd Floor Bedroom w/ Waterview



Double Closet

Full Bath

Sun Den



Jotul Stove, Yard Entrance

Anderson Windows, Cedar Ceiling

View from Back Deck



Solar Panels Provide Electric to Home



2 Car Detached Garage w/ Solar Panels



Just some of the wood ready and waiting for winter warmth!