

Chester J. Ardolino  
Universal Real Estate Services  
413-221-0310



MLS # 71909051 - Active  
Multi Family - 2 Family

38-40 Sylvan St  
Springfield, MA 01108-3061  
Hampden County  
Color: **brown**  
Total Floors: **2**  
Total Units: **2**  
Total Rent: **\$0**  
Grade School:  
Middle School:  
High School:  
Directions: **off of upper White Street by the East Longmeadow line**

List Price: **\$164,900**

Total Rooms: **14**  
Total Bedrooms: **6**  
Total Bathrooms: **2f 1h**  
Total Fireplaces: **0**

#### Remarks

**Well maintained two family home in sought after residential neighborhood that is close to all the area amenities including shops, schools, parks and houses of worship. Walk to it all. Home features many updates.**

#### Property Information

Approx. Living Area: **3011 sq. ft.**  
Living Area Includes:  
Living Area Source: **Public Record**  
Living Area Disclosures:  
Disclosures: **Subject to court approval**

Approx. Acres: **0.11 (5005 sq. ft.)**  
Heat/Cool Zones: /  
Heat/Cool Units: /

Garage Spaces: **0**  
Parking Spaces: **4 --**  
Approx. Street Frontage:

#### Annual Expenses

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: \$
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: \$
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: <b>No</b>	Net Income: \$
Water: \$	Insurance: \$	Annual Expense Source: --	

#### Unit Descriptions

<b>Unit #1</b>							
Rooms: <b>5</b>	Bedrooms: <b>2</b>	Bathrooms: <b>1f 0h</b>	Fireplaces: <b>0</b>	Levels: <b>1</b>	Floor: <b>1</b>	Rent: <b>0</b>	Lease: <b>Yes</b>
<b>Unit #2</b>							
Rooms: <b>8</b>	Bedrooms: <b>4</b>	Bathrooms: <b>1f 0h</b>	Fireplaces: <b>0</b>	Levels: <b>2</b>	Floor: <b>2</b>	Rent: <b>0</b>	Lease: <b>No</b>

#### Features

Basement: **Yes**  
Beach: **No**  
Construction: **Frame**  
Exterior: **Shingles**  
Exterior Features: **Porch, Gutters, Screens**  
Flooring: **Hardwood**  
Foundation Size:  
Foundation Description: **Concrete Block**  
Lot Description: **Paved Drive, Cleared, Level**  
Roof Material: **Asphalt/Fiberglass Shingles**  
Sewer Utilities: **City/Town Sewer**  
Water Utilities: **City/Town Water**  
Waterfront: **No**

#### Other Property Info

Disclosure Declaration: **No**  
Exclusions:  
Lead Paint: **Unknown**  
UFFI: Warranty Features:  
Year Built: **1915** Source: **Public Record**  
Year Built Description: **Actual**  
Year Round:  
Short Sale w/Lndr.App.Req: **No**  
Lender Owned: **No**

#### Tax Information

Pin #: **S:11360 P:0007**  
Assessed: **\$160,300**  
Tax: **\$3153** Tax Year: **2015**  
Book: **16023** Page: **384**  
Cert: **160648**  
Zoning Code: **R2**  
Map: Block: Lot:

#### Office/Agent Information

Listing Office: **Universal Real Estate Services, Inc. (413) 304-2717**  
Listing Agent: **Chester Ardolino (413) 221-0310**  
Team Member:  
Sale Office:  
Sale Agent:  
Listing Agreement Type: **Exclusive Right to Sell**  
Entry Only: **No**  
Showing: Sub-Agent: **Call List Agent**  
Showing: Buyer-Agent: **Call List Agent**  
Showing: Facilitator: **Call List Agent**  
Special Showing Instructions: **Call list agent, tenants notice required**

#### Compensation

Sub-Agent: **2.5%**  
Buyer Agent: **2.5%**  
Facilitator: **2.5%**  
Compensation Based On: **Net Sale Price**

#### Firm Remarks

**Subject to court approval**

#### Market Information

Listing Date: **9/23/2015**  
Days on Market: Property has been on the market for a total of **5** day(s)  
Expiration Date:  
Original Price: **\$164,900**  
Off Market Date:  
Sale Date:

Listing Market Time: MLS# has been on for **5** day(s)  
Office Market Time: Office has listed this property for **5** day(s)  
Cash Paid for Upgrades:  
Seller Concessions at Closing:



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