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

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: \$ Gas: \$ Trash Removal: \$ Flectricity: \$ Sewer: \$ Water: \$

Insurance: \$

Management: \$ Miscellaneous: \$

Ann. Prop. Oper. Data: No Annual Expense Source: --

Gross Income: \$ Gross Expenses: \$ Net Income: \$

Unit Descriptions

Unit #1

Rooms: 5 Bedrooms: 2 Bathrooms: 1f 0h

Fireplaces: 0

Levels: 1

Floor: 1

Rent: 0

Lease: Yes

Unit #2

Bedrooms: 4

Bathrooms: 1f 0h

Fireplaces: 0

Levels: 2

Floor: 2

Rent: 0

Lease: No

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

Map: Block: Lot:

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

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)

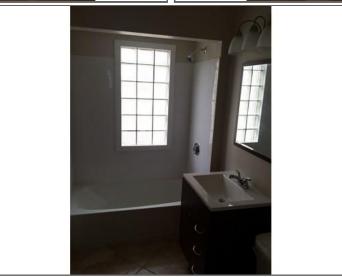
Cash Paid for Upgrades: Seller Concessions at Closing:











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