



26 W Marine Avenue, Lindenhurst, Ny 11757		List Price: \$565,000	
	ML#: 3586798      Residential      1 Family, Det      LSC: NEW		
	Sec/Area: American Venice		Style: Cape
	Adult Comm: N		Appearance:
	Taxes: \$11,995.57	Vill Tax:	Rooms: 8      Br: 3
	Total Taxes: \$11,995.57		Baths Full: 2      Half: 0
Dis: 100	Sec: 190	Lot: Sze: 40x100	Sqft: 4000
Block: 37	Lot: 69	# Kitchens: 1	
Appx Yr Built: 1961	New Constr: N	Zoning:	
		 Walk Score®: 31	
Modification Exclusions: None			
School District: Copiague      Elementary School:			
Jr High School: Copiague Middle School      High School: Walter G O'Connell Copiague High Sch			
<b>Public Remarks:</b> Welcome to 26 W Marine Avenue, Lindenhurst located in the American Venice section. Sitting midblock on a quiet street, this 3 Bedroom 2 Bathroom Cape is move-in ready. As soon as you enter you can feel open-ness with the open living room and dining room area. The kitchen features stainless steel appliances and has a nook perfect for a small dining table. There is also 1 bedroom and a full bathroom on the first floor. The second-floor features 2 nice sized bedrooms, a full bathroom with a stand-up shower, and a laundry closet. The backyard features a deck with Trex deck planks and is fully enclosed for privacy. Perfect for those summertime BBQ's or sitting by a fire for a crisp fall evening. Convenient location, close to shopping centers, town parks, South shore beaches, restaurants, grocery stores, and much much more.			
<b>Property Characteristics</b>			
<b><u>Interior Features</u></b>	<b><u>Exteriors Features</u></b>		<b><u>Utilities</u></b>
Interior Features: 1st Floor Bedrm, Eat in Kitchen, Granite Countertops, Lr/Dr	Exterior Features: Fenced Yard		A/C: Wall Units
Appx Int Sqft:	Parking: Driveway		Heating Fuel: Oil
Basement: None	Driveway: Pvt		Heating Type: Base Board
Attic: None	Construction: Frame		Heat Zones: 2
Fireplaces: 0	Siding Description: Vinyl		Hotwater: Tankless Coil
			Water Description: Municipal
			Sewer Description: Municipal
			Permit:
Excluded: Convection Oven			
Rental Income: \$0			
<b>Floor Plans</b>			
Level: 1			
Additional (Open Layout Lvg rm/Din rm , eat in ktch, full bath, and bedroom)			
Level: 2			
Additional (2 bed rm, 1 full bath, wsh/dryer closet)			
List Price: \$565,000		Occupancy:	
Owner Financing: N			