

2245 Laura Ct, Merrick, NY 11566

List Price: \$799,000



ML#: 3263671 Residential 1 Family, Det **LSC: NEW**

Sec/Area: **Style:** Colonial
Devel: **Rooms:** 11
Hamlet: **Br:** 4
Village: **Baths Full:** 2 **Half:** 1
Taxes: \$16,809.19 **Vill Tax:** **Lot Size:** 82x104
Total Taxes: \$16,809.19 **Lot Sqft:** 8250
Dis: **Sec:** 56 **Zoning:**
Block: 46 **Lot:** 634 **Adult Comm:** N
Appx Yr Built: 1980 **Year Renovated:**
Yr Built Exception: **New Constr:** N

School District: North Bellmore **Elementary School:**
Jr High School: **High School:**

Cross Street: Park Ave. **Walk Score®:** 45
Directions: Jerusalem Ave. or Camp Ave. to Park Ave. to Laura Court

Location Features: Close to Bus, Close to Park, Close to School, Close to Shops, Cul-De-Sac, Near Public Transportation, Privacy
PUD:

Public Remarks: A diamond of a home, this colonial sits at the entrance of a cul-de-sac to welcome you with an open layout and a sleek kitchen that includes high-end appliances. The first floor provides an open layout to create a continuous flow from one room to the other. Timeless granite and marble tile in several places, hardwood floors on entire second floor, and classic wooden trim-work throughout the house give the home lots of charm and character. All while being located in a very convenient location with Park Ave. elementary school right around the corner, and access to Southern State Parkway, and several other main roads to get to all points of interest. Commuting into Manhattan is also a breeze from several different LIRR stations that are a short distance away. Gas-powered home. Central air conditioning. Roof and siding approx. 10 years old., huge 2-car garage, in-ground sprinkler system, and so much more!

Property Characteristics

<u>Interior Features</u>	<u>Exteriors Features</u>	<u>Utilities</u>
Interior Features: Den/Family Room, Eat in Kitchen, Formal Dining Room, Granite Countertops, Hardwood Floors As Seen, Home Office, Master Bath, Sky Light, Walk In Closet Total Rooms Finished: Appearance: Appx Int Sqft: Basement: Finished # Kitchens: 1 Attic: Fireplaces: 0	Exterior Features: Deck, Sprinkler Lawn Sys Tennis Ct Desc: Parking: 2 Car Attached, Driveway Driveway: Pvt Construction: Frame Siding Description: Vinyl Street Type: Other Structures: View: Lot Exposure: Exposure South Building Size:	A/C: Central Heating Fuel: Natural Gas Heating Type: Base Board, Hot Water Heat Zones: 2 Sep HW Heater: Hotwater: # of Heat Units: # of Electric Meters: # of Gas Meters: Garbage Removal: Water Description: Municipal Sewer Description: Municipal Included In Taxes: Sewer, Trash Permit:

Included: A/C Units, Dishwasher, Dryer, Light Fixtures, Microwave, Refrigerator

Personal Property Exclusions: Chandelier(s)

Personal Property Exclusions (Additional):

Modification Exclusions:

Waterfront Features: **Water Frontage:**

Building Features: Hardwood Floors Exist, Master Bath

Green Features:

Floor Plans

<u>Level</u>	<u>Type</u>	<u>Description</u>
1	Living Room	
1	Family Room	
1	Kitchen	
1	Dining Room	
1	Bathroom	Half Bath/Powder Room
1	Laundry Room	
2	Bedroom	
2	Bedroom	
2	Bedroom	
2	Master Bedroom	
2	Bathroom	Hall Bath

Additional Info

Also For Rent: N
Rental Income:
Tenant Pays:

Auction Listing:
Auction Terms Sale Listing:

Short Sale:
REO: N

Investment Info

Adjusted GOI:
Gross Operating Income:
Total Vacancies:
1Bedrooms:
2Bedrooms:
3Bedrooms:
4Bedrooms:

Fuel Expenses:
Insurance Expenses:
Maintenance Expenses:
Trash Removal Expenses:
Water Expenses:
Other Expenses:

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Owner Financing:

Occupancy: