

## Client Full 1 Page

**3056 Ann Street, Baldwin Harbor, New York 11510**

MLS#: **879498**  
Status: **Active**

Prop Type: **Residential**  
Sub Type: **Single Family Residence**

Price: **\$899,000**  
DOM: **8**



City/Township: <b>Hempstead</b>	County: <b>Nassau County</b>
Post Offc/Town: <b>Baldwin Harbor</b>	Manhattan Sect:
Bedrooms: <b>4</b>	Senior Comm: <b>No</b>
Baths: <b>2 (2 0)</b>	Levels in Unit/Home:
Rooms Total: <b>9</b>	Stories in Bldg:
Architect. Style: <b>Hi-Ranch</b>	Liv Sqft (Est): <b>2,126 Public Records</b>
Model:	Sqft Total: <b>1,613</b>
Yr Built: <b>1966</b>	Waterfront: <b>Yes</b>
Property Cond:	Water Access: <b>Yes</b>
Acre(s): <b>0.25</b>	Builders Lot #:
Lot Size SqFt: <b>10,981</b>	Cross Street:

### Public Remarks

Rarely-available unique opportunity to own 117' of waterfront with an open and expansive view at the junction of two canals, where the constant flow of water will energize you in the mornings and calm you in the evenings. The beautiful waterfront backyard is anchored by a homemade private beach area that is ideal for quality time digging your feet into the sand while you take in the surroundings, swinging on the playset, or having drinks by a cozy fire. It's all yours to do as you wish. Situated on a peaceful, wide street, the home is set slightly back on a crescent that welcomes you in its embrace as you drive into the large cement driveway with the two-car garage and gaze up on this beauty. The home itself is a 4 bedroom, 2 bath hi-ranch that provides two stories of living space. From the water views across the back of the home, to the skylights located in the living room and bathroom, the home caresses you with sunlight throughout the day. The living room also features soaring ceilings that add character and charm. Hardwood floors on upper level and newer laminate flooring on first level. The bathrooms have been tastefully updated and the oak kitchen that features an open layout overlooking the living and dining areas is perfect for you to add your own personal touch. Appliances are newer, and several essential updates made throughout include an updated roof, siding, gutters, Andersen windows, skylights and sliders all updated within the last 5-15 years! The bulkhead was refaced in 2015 and the boiler is only 7 years young! This ideal location also provides easy access to major roads, thruways, parkways, LIRR and shopping and other conveniences located just minutes away. This is more than a home - it's a lifestyle!

### Interior Features

Interior: <b>1st Floor Bedroom, Ceiling Fan(s)</b>	Fireplace: <b>Yes</b>
Appliances: <b>Dryer, Electric Oven, Refrigerator</b>	Attic: <b>Pull Stairs</b>
Flooring:	
Basement: <b>No</b>	

### Exterior Features

Garage/Spaces: <b>Yes/2.0</b>	Carport/Spaces: <b>No</b>	Parking Fee:
Construction: <b>Vinyl Siding</b>		Foundation:
View: <b>Water</b>	Other Structures:	Fencing:
Pool: <b>No</b>	Patio/Porch Feat:	
Waterfront Feat: <b>Canal Access, Ocean Access, Water Access, Waterfront, Bulkhead</b>		

### Systems & Utilities

Cooling: <b>Wall/Window Unit(s)</b>	Sewer: <b>Public Sewer</b>
Heating: <b>Oil</b>	Water: <b>Public</b>
Utilities: <b>Cable Connected, Electricity Connected, Sewer Connected, Water Connected</b>	Water/Sewer Expense:

### Community/Association

Elem Sch Dist: <b>Baldwin</b>	Elem Sch: <b>Meadow Elementary School</b>
Middle Sch Dist: <b>Baldwin</b>	Middle Sch: <b>Baldwin Middle School</b>
High Sch Dist: <b>Baldwin</b>	High Sch: <b>Baldwin Senior High School</b>
Association Y/N: <b>No</b>	

### Property/Tax/Legal

Tax ID#: <b>2089-54-432-00-0123-0</b>	Taxes Annual: <b>\$14,896.00</b>	Tax Year: <b>2024</b>
Taxes Include:	Assessed Value: <b>\$483</b>	Tax Source: <b>Municipality</b>
Property Attchd: <b>No</b>	Zoning:	Flip Tax:
Board of Health App:	Common Interest:	Lease Consid: <b>No</b>

The information has been provided by the Seller and has not been verified by the Broker. Information is deemed reliable but not guaranteed.

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