

2506 Florin, Bellmore, NY 11710			List Price: \$599,000		
	ML#: *1409057		Residential	1 Family, Det	LSC: NEW
	Sec/Area: Crown Haven			Style: Split Level	
	Devel:			Rooms: 8	
	Hamlet:			Br: 4	
	Village:			Baths Full: 2	Half: 1
	Taxes: \$14,265.00		Vill Tax:	Lot Size: 65x104	
	Total Taxes: \$14,265.00		Lot Sqft: 6825		
	Dis:	Sec: 63	Zoning:		
	Block: 159	Lot: 81	Adult Comm: N		
	Appx Yr Built: 1956			Year Renovated:	
Yr Built Exception:			New Constr: N		
School District: Bellmore-Merrick			Elementary School:		
Jr High School: Grand Avenue Middle School			High School: John F Kennedy High School		
Cross Street: Legion St			 Walk Score®: 59		
Directions: GPS					
Location Features:					
PUD:					
Agent Only Remarks: No Offer Considered Accepted Until Formal Contract Of Sale Is Fully Signed And Delivered to Seller. All Information Including But Not Limited To Lot Size, Year Built, Taxes, and legal use are from sources deemed reliable but are Not Guaranteed And Should Be Independently Verified. Listing agent will compensate cooperating agent only if, as, and when title passes to The Buyer. Please Send All Offers With Pre-Approval Or Proof Of Funds To Anita@Birdandswing.com					
Public Remarks: Welcome To This Spacious 2100 Sq Ft Front To Back Split with 4 Br's 2.5 Baths, Several New Kitchen Appliances, 200 Amps, IGS, Hardwood Floor On the Second Floor, Tremendous Living Room With Cathedral Ceiling, Huge Primary Bedroom With Primary On Suite With WIC, and so much more! Great location minutes away from Newbridge Park, and several east/west and north/south thruways! Many Decades Of A Well Lived In Home ready for your finishing touch! Gas In The Street. Taxes With Star \$12,466					
Property Characteristics					
Interior Features		Exteriors Features		Utilities	
Interior Features: Eat in Kitchen, Formal Dining Room, Hardwood Floors As Seen, Home Office, Master Bath, Walk In Closet		Exterior Features:		A/C: Individual, Wall Units	
Total Rooms Finished: 8		Parking: 1 Car Attached		Heating Fuel: Oil Above Ground	
Appearance: Good		Driveway: Pvt		Heating Type: Base Board	
Appx Int Sqft:		Construction: Brick		Heat Zones:	
Basement: Crawl, Partial, Unfinished		Siding Description: Aluminum		Sep HW Heater: Yes	
# Kitchens: 1		Street Type:		Hotwater: Electric Stand Alone	
Attic: Scuttle		Other Structures:		# of Heat Units:	
Fireplaces: 0		View:		# of Electric Meters:	
		Lot Exposure:		# of Gas Meters:	
		Building Size:		Garbage Removal:	
		# Levels: 3.00		Water Description: Municipal	
				Sewer Description: Sewer	
				Included In Taxes: Sewer, Trash	
				Permit:	
Included: A/C Units, Dishwasher, Dryer, Garage Door Opener, Garage Remote, Refrigerator, Washer					
Personal Property Exclusions:					
Modification Exclusions: M3 IAW					
Waterfront Features:			Water Frontage:		
Building Features:					
Green Features:					
Floor Plans					
Level	Type	Description			
1	Den/Office	Den, With Entrance To Garage, Half Bath, Laundry room, Entrance to 3/4 Height Basement. Unfinished			
2	Living Room	Huge Living Room, Formal Dinning Room, EIK, Entrance To Outside Porch.			
3	Bedroom	Primary Suite, With On Suite Full Bath, & WIK, 3 Additional Bedrooms, Full Bath			
Additional Info					
Also For Rent: N		Auction Listing:		REO: N	
Rental Income:		Auction Terms Sale Listing:		Supersedes ML#:	
Tenant Pays:		Contract Vendee Listing:			
Open House Info					
Open House type: Public		Date: 7/9/2022	Time: 12:00PM-2:00PM	Refreshments:	
Client Open House Note: All Are Welcome					
Open House type: Public		Date: 7/10/2022	Time: 2:00PM-4:00PM	Refreshments:	
Prepared by: Dev Dhamija Bird & Swing LLC (800) 846-0076 dev@birdandswing.com 07/06/2022 12:57 PM Information supplied by third parties and not by OneKey® MLS Information Copyright 2022, OneKey® MLS					

Client Open House Note: All Are Welcome			
List Date: 7/05/2022	Original LP: \$599,000	Agreement Type: Excl Right	
Exp Date: 1/05/2023	Prior LP:	Seller Agency Comp: 0	
	List Price: \$599,000	Buyer Agency Comp: 2	
	Owner Financing:	Broker Agency Comp: 2	
<i>Offers of compensation are for OneKey® MLS Participants only.</i>			
Listing Office/Agent Info			
Bird & Swing LLC (DHAM01)	800-846-0076	Anita Oliveira	516-993-9119
Occupancy: O/T	Owner: Kross	Offers: Cannot be Present	
Show Instr: Call Listing Agent, No Shows Until First Open House			
Status/Show#: 516-993-9119			
Lockbox:	Neg Dir: N	Access Showing:	