

446 Carnation Drive, Shirley, NY 11967

List Price: \$479,000



|                                      |                        |                          |                    |
|--------------------------------------|------------------------|--------------------------|--------------------|
| <b>ML#: 3466525</b>                  | Residential            | 1 Family, Det            | <b>LSC: NEW</b>    |
| <b>Sec/Area:</b>                     | <b>Style:</b> Colonial |                          |                    |
| <b>Adult Comm:</b> N                 | <b>Appearance:</b>     |                          |                    |
| <b>Taxes:</b> \$11,071.65            | <b>Vill Tax:</b>       | <b>Rooms:</b> 8          | <b>Br:</b> 4       |
| <b>Total Taxes:</b> \$11,071.65      |                        | <b>Baths Full:</b> 2     | <b>Half:</b> 0     |
| <b>Dis:</b> 200                      | <b>Sec:</b> 642        | <b>Lot: Sze:</b> .5 acre | <b>Sqft:</b> 21780 |
| <b>Block:</b> 0006                   | <b>Lot:</b> 1          | <b># Kitchens:</b> 1     |                    |
| <b>Appx Yr Built:</b> 1995           | <b>New Constr:</b> N   | <b>Zoning:</b>           |                    |
| <b>Modification Exclusions:</b> None |                        | <b>Walk Score®:</b> 38   |                    |

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| <b>School District:</b> Longwood                   | <b>Elementary School:</b>                |
| <b>Jr High School:</b> Longwood Junior High School | <b>High School:</b> Longwood High School |

**Public Remarks:** Large 4 Bedroom 2 Bathroom colonial sitting on 1/2 an acre. Bright and open layout throughout the first floor. First floor features hardwood floors in the living and dining area, an eat-in kitchen, and large den with a full bathroom. With access to the large 1 car garage and unfinished basement which is great for storage. All four bedrooms are located on the second floor, and they are all generous in size. The bathroom has a double vanity with access to the primary bedroom which features high ceilings, and a walk-in closet. The roof is less than 5 years old and there are sprinklers throughout the property. Located conveniently off the William-Floyd parkway, so you are close to major highways (LIE, Sunrise Highway), grocery stores, shopping centers, and much more. This home is also zoned for Longwood School District. Come see for you self on how much 446 Carnation drive has to offer and come put in your final touch to it.

**Property Characteristics**

| <u>Interior Features</u>   | <u>Exteriors Features</u>  | <u>Utilities</u>   |
|--|--|--|
| <b>Interior Features:</b> Den/Family Room, Hardwood Floors As Seen<br><b>Appx Int Sqft:</b><br><b>Basement:</b> Unfinished<br><b>Attic:</b> Unfinished<br><b>Fireplaces:</b> 0 | <b>Exterior Features:</b> Sprinkler Lawn Sys<br><b>Parking:</b> Driveway, Garage Parking, Public Parking, Street Parking<br><b>Driveway:</b> Pvt<br><b>Construction:</b> Other/See Remarks<br><b>Siding Description:</b> Vinyl | <b>A/C:</b> Wall Units<br><b>Heating Fuel:</b> Oil Above Ground<br><b>Heating Type:</b> Base Board<br><b>Heat Zones:</b> 2<br><b>Hotwater:</b> Fuel Oil Stand Alone<br><b>Garbage Removal:</b> Public<br><b>Water Description:</b> Municipal<br><b>Sewer Description:</b> Cesspool<br><b>Permit:</b> |

**Included:** A/C Units, Dishwasher, Dryer, Washer

**Floor Plans**

|   |
|---|
| <b>Level: Basement</b><br><b>Additional</b> (Unfinished, laundry, utilities)                            |
| <b>Level: 1</b><br><b>Additional</b> (Living Room, Dining Room, Eat In Kitchen, Den, Garage, Full Bath) |
| <b>Level: 2</b><br><b>Additional</b> (Primary Bedroom, Full Bath, Bedroom, Bedroom, Bedroom)            |

|                              |                                    |
|------------------------------|------------------------------------|
| <b>List Price:</b> \$479,000 | <b>Concessions Paid by Seller:</b> |
| <b>Owner Financing:</b> N    | <b>Occupancy:</b>                  |