

**General Information**

<u>Listing Member</u> Arlene Trunzo	Co-listing Member
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**Address Information**

<u>Street No.</u> 272	Dir.* E   N   NE   NW   S   SE   SW   W	<u>Street Name</u> Rolling Mill	Street Suffix* GRN	Dir Suffix*	Unit #	<u>County*</u> Richmond
<u>City*</u> Staten Island	<u>State*</u> NY	<u>Zip Code*</u> 10312	<u>Area Name*</u> Arden Heights	<u>Section*</u> Mid-Island   N/A   North Shore   <u>South Shore</u>	Parcel ID	

**Contract/Location Information**

<u>Listing Date</u> 9-27-22	<u>Expiration Date</u> 3-27-23	<u>List Price</u> 478,000	<u>Sub-Type*</u> <u>Apartment</u>   Single Family - Attached   Single Family - Detached   Single Family - Semi-Attached   Two Family - Attached   Two Family - Detached   Two Family - Semi-Attached
End Unit* No <input checked="" type="checkbox"/> Yes	<u>Ownership Type*</u> Co-Op   <u>Condo</u>   Fee Simple	<u>Zoning*</u> R3-2	<u>Block</u> 6017
<u>Lot</u> 1151	<u>CofO*</u> No <input checked="" type="checkbox"/> Yes	<u>Owner Name</u> Angelina Lupia	<u>Confidential*</u> No <input checked="" type="checkbox"/> Yes
<u>Short Sale*</u> No <input checked="" type="checkbox"/> Undisclosed   Yes	<u>REO*</u> No <input checked="" type="checkbox"/> Undisclosed   Yes	<u>List Type*</u> Exclusive Agency   <u>Exclusive Right to Sell</u>   Sold Only	<u>Office Exclusive*</u> No <input checked="" type="checkbox"/> Yes
<u>Owner Finance*</u> No <input checked="" type="checkbox"/> Yes	Negotiate Direct* No <input checked="" type="checkbox"/> Yes	<u>Comp Buyer/Brk</u> -0-	<u>Comp Buyer/Brk Type*</u> \$4,800 Flat Fee
<u>Comp Brk Agt</u> 0	<u>Comp Brk Agt Type*</u>		

Directions Arden Ave to Rolling Mill Green, The cross st is Sutton PL

Agent Remarks no sale contingencies, offers with pre approvals + proof of funds Agents please negotiate direct from Oct 1st thru Oct 10th Contact Lili Ann 917-921-9778 - contact Instashowing to show

**General Property Info**

<u>Style*</u> Bungalow   Cape   Colonial   Contemporary   Garage to Garage   Garden   Hi Ranch   High Rise   Multi-Level   Other   <u>Raised Ranch</u>   Ranch   Townhouse   Tudor   Victorian	<u>Year Built</u> 1979	<u>Year Built Description*</u> <u>Approx</u>   New   To Be Built	Year Renovations
<u>Taxes</u> 4,192.00	<u>Tax Abated*</u> NO	<u>Lot Size SqFt</u> 1,840	<u>Lot Dim</u> 23 x 80

Required Field Field with a list\*

**Amenities**

Clubhouse  Health Club  
 Marina  Pets Allowed  
 Playground  Pool  
 Tennis

**Appliances**

Compactor  Dishwasher  
 Disposal  Dryer  
 Freezer  Gas Grill  
 Microwave  Refrigerator  
 Washer *Stove 5yr old*

**Dining Room: 1 to 0 req'd**

Combination  Formal  
 L Shaped  Separate  
 None

**Exterior**

Balcony  Deck  
 Fence  Garage Door Opener  
 Grill  Patio  
 Satellite Dish  Shed  
 Sprinkler System

**HOA Fee Includes**

Clubhouse  Electric  
 Gas  Health Club  
 Hot Water  Marina  
 Outside Maintenance  Playground  
 Pool  Sewer  
 Snow Removal  Taxes  
 Tennis

**Heat Source: 1 to 0 req'd**

Electric  Gas  
 Oil

**Heat System: 1 to 0 req'd**

Forced Air  Hot Water  
 Steam  Other

**Interior**

Ceiling Fan *(4)*  Central Vac  
 Fireplace  Hot Tub  
 Humidifier  Intercom  
 Security System  Walk-in Closet *IN MASTER*  
 Water Filter  Wet Bar

**Kitchen: 1 to 0 req'd**

Eat In  Galley  
 Pantry  Yard/Deck Access

**Living Room: 1 to 0 req'd**

Combination  Fireplace  
 Formal  Separate  
 Sunken

**Main Bath: 1 to 0 req'd**

3 Quarter  Bidet  
 Full Bath  Half Bath  
 Jacuzzi  Separate Shower  
 Skylight

**Master Bedroom: 1 to 0 req'd**

Dressing Room  Fireplace  
 Jacuzzi  Private Bath  
 Shared Bath  Suite  
 Walk-In Closet

**Parking: 1 to 0 req'd**

Assigned  Carport  
 Off Street  On Street

**Garage Location**

Attached  Built-in  
 Detached  None

**Siding: 1 to 0 req'd**

Aluminum Siding  Asbestos  
 Brick  Stone  
 Stucco  Vinyl Siding  
 Wood Siding

**Yard**

Back  Front  
 Side  None

**Pool: up to 1**

Above Ground  In Ground  
 Indoor

**Sewer: 1 req'd**

Cesspool  City  
 Private  Septic  
 Storm  None

**Electric: 1 req'd**

110  220

**Two Family 2nd Unit**

# of Rooms:  
 3/4 Baths:  
 Full Baths:  
 Half Baths:  
 Location:  
 Unit 2 Bedrooms:  
 Unit 2 Leased:  
 Unit 2 Rent:

**2nd Unit Appliances**

Compactor  Dishwasher  
 Dryer  Freezer  
 Microwave  Refrigerator  
 Stove  Washer

**Energy Effic Atributes**

ENERGY STAR Central A/C  ENERGY STAR Furnace  
 ENERGY STAR Qualified Doors  ENERGY STAR Qualified Water Heater  
 ENERGY STAR Qualified Windows  Instantaneous Water Heater  
 Low Flow Faucets  Low Flow Showerhead(s)  
 Low Flow Toilet  Programmable Thermostat  
 Solar Components

**Energy Eff Appliance**

ENERGY STAR A/C Unit  ENERGY STAR Clothes Washer  
 ENERGY STAR Dehumidifier  ENERGY STAR Dishwasher  
 ENERGY STAR Refrigerator  ENERGY STAR Other

**Room Information**

Room Name†	Length	Width	Level	Remarks
Foyer			1	
Living Room			1	2 Closets
Dining Room			1	combo
Half Bath			1	
FFK			1	
Primary Bedroom			1	SGD TO YARD
Full Bath			1	1 WALK IN CLOSET, 1 CLOSET
Bedroom			1	
Bedroom			1	

†Room Name: Living Room | Dining Room | Kitchen | Master Bedroom | Full Bathroom | Master Bathroom | Bedroom | Family Room | Three Quarter Bathroom | Half Bathroom | Foyer | Den | Mudroom | Sunroom | Porch

Required Field Field with a list\*

Irregular	<u>Building SqFt</u> 1,512	<u>Bldg. Dimensions</u> 18 X 42	<u>Condition*</u> Excellent   Fair   Good   Poor <u>3/4 Baths</u>
<u>Total Rooms Main Unit</u> 6	<u>Bedrooms</u> 3	<u>Full Baths</u> 1	
<u>Half Baths</u> 1	<u>Stories</u> 2	<u>Garage*</u> No   Yes	<u>Garage Location*</u> Attached   Built-in   Detached   None
<u>Garage Capacity</u> -0-	<u>Basement Type*</u> Crawl   Full   (None)   Other   Partial	<u>Basement Desc*</u> Finished   Legal Apt.   (None)   Other   Partially Finished   Unfinished	<u>Cable*</u> No   Yes
<u>Handicap Access*</u> No   Yes	<u>Waterview*</u> No   Yes	<u>No. of Heating Units</u> 1	<u>Cooling*</u> No   Yes
<u>Air Conditioner*</u> Central   None   Units	<u># of A/C Units</u>	<u>Main Unit Lease*</u> NO	<u>Main Unit Rent</u> NONE
<u>Fireplace*</u> No   Yes	<u>HOA Y/M</u>	<u>Managing Comp Name</u> CRM Management Services	<u>Managing Comp Tel</u> 1-929-810-3590
<u>HOA Name</u> Rolling Hill Condo II	<u>HOA Fee</u> 20696	<u>Fee Paid*</u> Monthly   Quarterly   Yearly	<u>Apt. Shares</u>

Development Name Rolling Hill

Apartment Desc

Apartment Name

Public Remarks Immaculate, Spacious, very wide, affordable. three bedroom End Unit townhouse style Condo, No home's behind this beauty, enjoy the serenity of the common grounds located behind this unit, oversized Eat in Kitchen has granite counter tops, Ceramic tile floor

**Status Change Info**

Start Showing Date

**Showing Instructions**

Showing Instructions

Office Remarks

Seller Opt Out:  Seller Directs Listing to be Excluded from Internet  Seller Directs Address to be Excluded from Internet  
 Seller Directs Listing to Not Be Used in AVMS on Internet  Seller Directs Listing to Not Allow Comments on Internet  
 Publish this listing to:  All MLS authorized public web sites

**Required Field** Field with a list\*

*Angelina Lupica*

Owner

*9-27-22*

Date

Owner

Date