

# Newly Constructed Multi-Family Building

157-44 97th St, Queens, NY 11414

## \$1,399,000



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Disclaimer: All Information provided is deemed reliable, but is not guaranteed and should be independently verified.



### Rare Extra Large 2 Family On Oversized Lot in Howard Beach!

On the ground floor of this home you'll find a spacious layout featuring a tremendous primary bedroom, full sized 2nd bedroom, a large living room plus an additional separate family room, a recently renovated eat-in kitchen, laundry room, 1.5 baths and a glass sliding door providing entry to a beautiful backyard. Bring some TLC to the 2nd floor apartment to unlock its full potential! You will enter the apartment through a spacious and beautifully lit living room that leads into the dining room toward the rear of the home. The eat-in kitchen leads to a sunroom overlooking, and providing direct access to, the backyard. You will also find 3 bedrooms, 1 full bathroom, plenty of closets and access to the crawl space in the attic for ample storage.

Outside is an extra long driveway that can easily fit 4 cars plus a single car garage. The sizable backyard is perfect for enjoying the outdoors, entertaining or even putting in a pool!

The location of this home leaves you just a few blocks away from Cross Bay Blvd where you will find all of your essential needs met from your local grocery stores, banks, pharmacies, gyms, restaurants and more! Enjoy easy access to Brooklyn & Manhattan from either the A Train (JFK stop) or the ever convenient express buses to Midtown (QM 15, 16 and 17).

Building: 43.42 x 42.42 ft

Lot: 60 x 100 ft

Zoning: R3X

FAR: 0.56; Max FAR: 0.5

Taxes: \$10,828/Yr

**Don't Miss this Opportunity! Contact For a Viewing TODAY!**



Bedrooms	5
Bathrooms	2.5
Year built	1950
Building	3,360 Sq. Ft.



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