

# Fantastic 2 Family Updated & Ready to Owner Occupy



1161 Sumner Ave, Schenectady, NY 12308

**WEB: 1161SumnerAve.com**

- » **Beds:** 6 | **Baths:** 2 Full
- » **MLS #:** 201916766
- » Duplex | 2,034 ft<sup>2</sup>
- » 3 bedrooms in each unit
- » Updated Kitchens with granite counter tops & stainless steel appliances
- » Updated ceramic tiled baths
- » Hardwood flooring through out
- » New Decks for each unit

QR Code



\$ 164,900



**Christine Serafini**  
**Licensed RE**  
**Salesperson**

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**Miranda Real Estate Group**  
1801 Altamont Avenue  
Suite 1  
Rotterdam, NY 12303  
(518) 514-8830

OPEN SUNDAY 06/09 from 12 -2pm Remodeled through out and new roof! Two family on desired tree lined street with great rental income or perfect for owner occupy. First Floor Ready to Move In! Brand new kitchen and baths up & down with granite counters, stainless steel appliances & ceramic tiled baths. Living Room, Dining Room, 3 Bedrooms and 1 bath in each unit both with large sitting front porches and new back open deck porches. Hardwood flooring in both units and offers separate heat, hot water and gas paid for by the tenants. 2 car garage, full basement and full walk up attic. Showingtime offers specific days/times for showings. Taxes Reflect NO exemptions. Exterior of home and garage to be painted prior to closing. OPEN SUNDAY 06/09 from 12 -2pm Remodeled through out and new roof! Two family on desired tree lined street with great rental income or perfect for owner occupy. First Floor Ready to Move In! Brand new kitchen and baths up & down with granite counters, stainless steel appliances & ceramic tiled baths. Living Room, Dining Room, 3 Bedrooms and 1 bath in each unit both with large sitting front porches and new back open deck porches. Hardwood flooring in both units and offers separate heat, hot water and gas paid for by the tenants. 2 car garage, full basement and full walk up attic. Taxes Reflect NO exemptions. Exterior of home and garage to be painted prior to closing.

