

2 FAMILY HOME FOR SALE

Immaculate Renovated Income Home / Investor Property in New Hyde Park

**Updated & Renovated Legal Two (2) Family Home with
Income Apartment PLUS In-Law Apartment**

Live in this House and Pay your Mortgage with Rental Income

\$2,100 Income from 2nd Floor Apartment

\$3,600 Income from 1st Floor & Basement In-Law Apartment



Sixteen (16) Rooms – 2 Family Home with Income & In-Law Apartments

6 – Bedrooms	3 – Full Bathrooms
3 – Living Rooms	1 – Office/Den 3 – Eat-In Kitchens

(Plus 2 Laundry Rooms, 1.5 Car Garage w/HVAC and Professionally Designed & Landscaped Yard)

**Updated & Renovated Legal Two (2) Family Home with
Income Apartment PLUS In-Law Apartment**

1057 Lakeville Road, New Hyde Park, NY 11040

[Contact Your Realtor for a Tour of this Home](#)

Overview

Totally renovated & completely remodeled, legal two family home PLUS In-Law Apartment located in New Hyde Park. Home includes numerous custom features, great amenities & high-end upgrades.

Includes a nicely appointed and fully updated 2 Bedroom income apartment with Private Entrance. Current rental income is \$2,100 a month for the 2nd Floor Apartment.

Also, includes a beautifully updated 1 Bedroom In-Law Apartment in the Basement that offers great convenience and complete privacy for a family member, teenager, vesting guest or In-Law.

Magnificently updated with brand new roof in April 2012, brand new kitchens, baths, appliances, plumbing, electric, alarm system, central air and heating systems. The home is nicely appointed throughout with top-of-the line products and appliances as well as numerous convenience and safety features, spacious rooms, plenty of closets ample storage space and attic space. There is plenty of parking available and professionally landscaped grounds showcase the property. Detached 1.5 cars Garage features HVAC Min-Spit System for Climate Control, 100 Amp Electric Service and a 50 amp Outlet for Hot Tub. There is great attention to detail and fine craftsmanship throughout the home.

Elegant exterior renovation includes brand new roof, 20-foot wide paving-brick driveway for convenient resident and tenant parking (5 Vehicles), paver-brick walkways, flower beds, backyard patio, custom stone stoops & retaining walls, fencing & iron railings with nice details throughout.

Professionally designed landscaping with automatic irrigation systems, outdoor lighting, drainage systems, outdoor speakers, and 100 Amp Electric Service in the Finished & Insulated Garage.

Located within one block of public transportation and just a few blocks from shopping, medical facilities, Northern State parkway and Long island Expressway. Home offers a very easy commute to NYC, western Long Island, eastern Connecticut and southern Westchester.

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Main Floor

(Wired for Home Theater)
Theater)

3 Bedrooms
Kitchen
Dining Area
Living Room
Full Bath
Den/Office

2nd Floor Apartment

(Current Income - \$2,100 Month)

2 Bedrooms
Kitchen
Dining Area
Living Room
Full Bath
Laundry

Basement In-Law Suite

(Wired for Home

1 Bedroom
Eat-In Kitchen
Full Bath
Living Room / Office
Utility Room
Laundry

Home features large rooms, plenty of closet space and convenient storage throughout.

Living Rooms are all wired for 5.1 and 6.1 Home Theater Surround

All Rooms are wired for Networking, High Speed Internet, Cable TV, and Multiple Phone Lines

Home & Apartment Features

Basement	Features new tile Bathroom and 5' x 5' custom shower with Dual Shower Heads & Cherry Cabinets, new eat-in tile Kitchen with Cherry Cabinets & Stainless Steel sink & appliances, One (1) Bedroom with walk-in cedar closet, living room/den/office with Walk-in Closet. Wired for Home Theater. Laundry area with new Whirlpool Washer / Dryer, Berber carpeting, Silhouette shades & Solid Wood 6 Panel Doors throughout. Wired for high-speed Internet, satellite, cable & central station alarm.
Main Floor	Features new tile bathroom with Maple Cabinets, new tile kitchen with stainless steel appliances & Maple Cabinets, Three (3) bedrooms with Large Closets, living room, dining area, and den/office. Wired for Home Theater. Wood Floors, wall-to-wall carpeting, Luminette shades & Solid Wood 6 Panel Doors throughout. Wired for high-speed Internet, satellite, cable & central station alarm with large Attic above rear extension.
Second Floor	Features new tile bathroom, new tile kitchen, Two (2) bedrooms with Large Closets, living room, dining area, and laundry area located by 2 nd floor entrance for use by upstairs tenant. Wall-to-wall carpeting, real Wood Blinds with Valances & Solid Wood 6 Panel Doors throughout. Wired for high-speed Internet, satellite, cable & central station alarm with Attic space above Apartment. Currently rented for \$2,100 per month.
Garage	Finished and fully insulated Garage with HVAC. Also pre-wired for Home Theater, Telephone, Internet, Cable as well as a complete Music System for Backyard with In-Ground Speakers. Includes 100-amp service with a 50-amp outlet for a Hot Tub in yard.
Exterior	Brand new roof installed in April of 2012. 20-foot wide paving-brick driveway for convenient resident and tenant parking (5 Vehicles), paver-brick walkways, flower beds, backyard patio, custom stone stoops & retaining walls, fencing & iron Twenty (20) foot Paver Brick driveway and Paver Brick Yard Automatic Sprinkler System, Outdoor Lighting and Professionally Landscaped Grounds.
HVAC	Upstairs Apartment – Lennox top-of-the-line (2 ton) high efficiency system with separate thermostat control dedicated to upstairs apartment.
HVAC	Main Floor & Basement – Lennox top-of-the-line (2.5 ton) high efficiency system with separate thermostat control dedicated to main floor & basement.
HVAC	Garage - HVAC Min-Spit System & Fully Insulated Garage provides Climate Control.
Alarm System	Upstairs Apartment – ADT alarm system with separate entry keypad dedicated to upstairs apartment - includes carbon monoxide detector, smoke detector, flood detector and door and window sensors. Connected with a wireless cellular backup system and several wireless remote panic buttons. System is capable of multiple codes for tenant/landlord access and can be controlled via dial-up using any remote telephone set.
Alarm System	Main Floor, Basement & Garage – ADT alarm system with separate entry keypad dedicated to main floor & basement - includes carbon monoxide detectors, smoke detectors, motion detectors, flood detector and door and window sensors. Connected with a wireless cellular backup system and several wireless remote panic buttons. System is capable of multiple codes for tenant/landlord access and can be controlled via dial-up using any remote telephone set. Garage is also alarmed.

Home & Apartment Features

(Continued)

Electric Upgrade	Upstairs Apartment – 100 amp electric service, electric panel and commercial grade surge/lighting protector with separate meter dedicated to upstairs apartment. All new wiring upgrades for kitchen appliances and dedicated GFI circuits for kitchen and bath.
Electric Upgrade	Main Floor & Basement – 200 amp electric service, electric panel and commercial grade surge/lighting protector with separate meter dedicated to main floor & basement – includes all new wiring and upgrades for kitchen appliances and dedicated GFI circuits for kitchens and baths.
Electric Upgrade	Garage – 100-amp service & 50-amp exterior outlet installed for Hot Tub in Yard.

Additional Details

New Upgrades:

- Brand New Roof installed on Home & Garage on April 12, 2012
- Central Air – Separate Lennox HVAC Systems for 2nd Floor & 1st Floor / Basement
- Electric – 400 amp service Dual Metered Service with Surge Protectors
- Plumbing – Upgraded ¾” plumbing throughout entire home with High Flow Rate Fixtures
- Boiler System – Efficient, high-quality boiler system manufactured in Germany
- Hot Water Heater – Stone lined, fast recovery, indirect 70 gallon water heater
- Pre-wired for home theater in basement and main floor living room on 1st floor
- Garage Pre-wired for Home Theater, Telephone, Internet, Cable as well as a complete Music System for Backyard with Four (4) In-Ground Speakers.
- Garage / Workshop with Custom Workbench and Storage Shelves features an HVAC Min-Spit System for Climate Control & 50 amp Outlet for Hot Tub.
- Automatic Sprinkler System, Outdoor Lighting and Professionally Landscaped Grounds
- Therma-Tru Fiberglass Exterior Doors and Anderson thermal storm doors
- Baldwin and Schlage door hardware with master key system
- Color coordinated Granite & Silestone countertops & saddles throughout home & apartments
- Porcelain and ceramic tile from floor to ceiling in all baths
- Solid maple & cherry cabinets in all kitchens and baths

Additional Details

(Continued)

New Upgrades:

- Hans Grohe fixtures in all kitchens and baths
- Porcelain and ceramic floors and backsplashes in all kitchens
- Miele, Kitchen Aid, Maytag, and GE top-of-the-line appliances
- Refinished wood floors, moldings, and trim
- Top-of-the-line Plush and Berber carpet
- Luminette and Silhouette window treatments throughout 1st floor & basement
- Genuine wood blinds with double valances in 2nd floor apartment
- Solid wood 6-panel doors
- Cedar closet in basement and new closet systems for additional storage
- Ceiling fans in all bedrooms, kitchen and office/den on 1st floor
- Laundry rooms on 1st and 2nd floors
- ADT Alarm System featuring burglar, smoke, fire, carbon monoxide, flood, and panic system. Includes remote access features via telephone, wireless entry & panic system.
- Wired with new CAT-5-E cable for high-speed data (1,000 mbits/sec), RG-6 quad for satellite (49Mhz to 1Ghz), RG-59 for cable, & CAT-3 for telephone, fax & modem - (12 incoming lines)

\$899,000 - Includes Appliances, Network & Telecom Systems

[Contact Your Realtor for a Tour of this Home](#)

Luxury 2 Bedroom Apartment With
Incredible Amenities & Features

Conveniently Located
In New Hyde Park Private Home

Description of 2nd Floor APARTMENT FEATURES

Updated & remodeled, clean, bright and comfortable, two-bedroom apartment conveniently located in New Hyde Park with numerous upgrades and desirable features including:

- HVAC System – Quiet, Lennox heating and central air conditioning system with independent programmable thermostat and HEPA filtration system. Superior climate control system provides first-class comfort all year round.
- Security System – UL Approved (ADT) Central Station monitored alarm system with door and window detectors, carbon monoxide detector, smoke detector, wireless panic buttons and flood detector. Apartment has its own independent system controlled by tenant. Double locks in apartment entryway and motion controlled exterior lighting system.
- Brand New Electric Upgrade – Separate 100 amp electric service with high grade surge protectors and spike suppressors on primary electric panel protects expensive electronic equipment and computer systems in any catastrophic event.
- Brand New Kitchen – Features top-of-the-line cabinets and amenities including imported porcelain tile, Schrock deluxe maple cabinets, Grohe Fixtures and Franke brushed nickel & stainless steel fixtures, Maytag/Whirlpool appliances, and Silestone countertops. Includes brand new dishwasher, stove, refrigerator, microwave, garbage disposal, Insta-Hot water system, cold filtered water system, and washer/dryer.
- Brand New Bathroom – High volume ¾” plumbing and Grohe Fixtures with thermostatic controller provides high volume water flow and consistent temperature. Dual water heaters with 70-gallon capacity assure consistent supply of hot water. Features top-of-the-line cabinets and amenities including imported porcelain tile, Empire solid cherry cabinets, Grohe brushed nickel fixtures, Toto G-Max toilet and vitreous china countertops.
- Phones, Data & Cable – high-speed broadband Internet access (8481 download/934 upload), premium cable service (150 plus channels), Nortel Networks phone with door intercom and programmable features. Wired with CAT-5-E for high-speed data (1,000 mbits/sec), RG-6 quad for satellite, RG-59 for cable, and CAT-3 for telephone, fax & modem (up to 3 dedicated phone/fax lines).
- Located within 1 block of public transportation to convenient shopping with Long Island Jewish/ North Shore medical facilities, parkway, and expressway just down the block. Only minutes from the LIRR, with an easy commute to New York City and Queens.

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Front of Home with Paver Driveway



Private Entrance to 2nd Floor



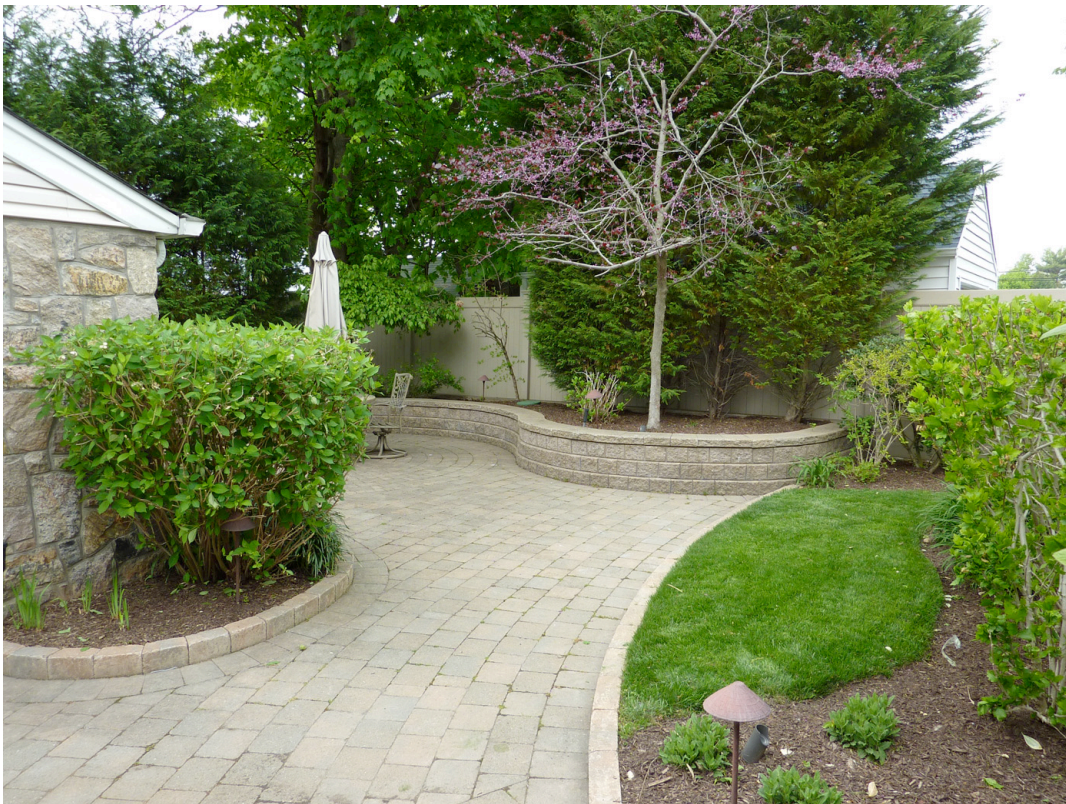
Driveway Entrance to Backyard



Walkway Entrance to Backyard



Backyard



Backyard



Front Yard



1st Floor Kitchen



1st Floor Kitchen



1st Floor Bathroom



1st Floor Bedroom – 1



1st Floor Bedroom – 2



1st Floor Bedroom – 3



1st Floor Living Room



1st Floor Living Room



Lower Level Living Room



Lower Level Bedroom Cedar Closet



2 Bedroom 2nd Floor Apartment



2nd Floor Living Room



2nd Floor Living Room

2 Bedroom 2nd Floor Apartment



2nd Floor Kitchen



2nd Floor Kitchen

2 Bedroom 2nd Floor Apartment



2nd Floor Bedroom - 1



2nd Floor Bedroom - 2
2 Bedroom 2nd Floor Apartment



2nd Floor Bath



2nd Floor Bath

2 Bedroom 2nd Floor Apartment



2nd Floor Apartment Washer/Dryer & Alarm

\$899,000 - Includes Appliances, Networking & Telecom Systems

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