



**415 McClellan Ave Mount Vernon, NY 10553-2114**  
**\$425,000**

An exceptional value! This well kept stone/stucco home with large 4 BRS 1.5 Bth duplex (in two lvls!) Apt with Bsmt is all for the owner to enjoy while collecting rent from third flr apt! An enclosed porch and the Patio in the private yard is great for entmt! Its location on this cul de sac is ideal for privacy seekers! Yet all conveniences are with in a short walk: Park, school, shops, train Metro North, Bus and parkways. Call to day and take advantage of this great offering and your tax credit!

**Directions:** E 5th Street to left on McClellan

ML#:3002769	Year Built: 1930	Gross Annl Income	\$7200
Property Type	Multi Family 2 - 4	Garbage	Public
Property SubType	Detached	Heat	Hot Water
Tax ID	0800-169-026-04074-000-0024	House Color	Brown
Style	Colonial	# of Electric Meters	2
Estimated Square Feet	2200 Municipality	# of Gas Meters	2
Lot Sq Ft (approx)	4792	# of 1 Bed Rooms	1
Lot Acres (approx)	0.110	# of 4 Bed Rooms	1
Price/SqFt	\$193.18	# of Floors	3
County	Westchester	# of Heat Units	1
Village	None	Parking	1 Car Detached
School District	Mount Vernon	Roof	Asphalt
Elementary	Graham	Sewer	Sewer
High School	Mount Vernon	Total Apt Units	2
Jr. High	Longfellow	Tenant Pays	Electric, Gas
Air Conditioning	None	Unit 1 Description	Open porch, Duplex Unit: EF, LR, Lge FDR, EIK, PWDRM, dr to enclsd porch, Stairs to 2nd flr: MBR, Nursery RM, BR, BR) & Full Bth.
Amenities	Close to Bus, Close to Park, Close To Railroad, Close to Shops, Close to School, Cul-de-Sac, Eat in Kitchen, Fenced Yard, Patio, Powder Room, Walkout Basement	Unit 2 Description	3rd Floor Apt. LR, EIK, FBTH, BR. Plenty of storage. (Long Term good tenant, 5yrs, below market rent.)
Apt Income/Monthly	\$600	Water	Municipal
Estimated Tax	\$9000		
Exterior	Stone, Stucco		
Fuel	Gas, Oil		

**Presented By:**

**Rajeevkumar Chennattu**

Primary: 914-667-8400  
 Secondary: 914-720-6220  
 Other:  
 E-mail: Reggie@MyRegencyHomes.com  
 Web Page: <http://www.MyRegencyHomes.com>



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**Regency Homes Realty Group, Inc.**

2 Gramatan Ave, Ste. 210  
 Mount Vernon, NY 10550  
 914-667-8400  
 Fax: 914-459-1227

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