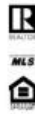




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THE TARALLO TEAM
AT PARK STERLING REALTY

17 1/2 Park Place, Bronxville, New York 10708
(917) 374-0026 • TheTaralloTeam.com

Listing

12 Scott Place, Stamford, CT 06902

List Price: \$650,000

Status: Active

County: Fairfield

Neighborhood: Glenbrook

Last Update: 08/27/2024

Orig. List Price: \$650,000

MLS#: 24041780

DOM: 1

Two Family For Sale



Recent: 08/27/2024 : NEW

Walkscore is: - - 76

Very Walkable - Most errands can be accomplished on foot.

Multi Family Property Information

Potential Short Sale: No

Total # of Units: 2	Style: Units on different Floors	Total Rooms: 13	Bedrooms: 4	Bathrooms: 2 Full
Square Footage:	Estimated HEATED Sq.Ft. above grade is 2,132 ; total 2,132	Public records lists total living Sq.Ft. and gross basement Sq.Ft. of 676	Fireplaces: 1	Home Warranty Offered: No
New Construction: No/Resale	Year Built: 1920 (Public Records)	Color: Beige	Zoning: R75	Tax Year: July 2024-June 2025
Dir. Waterfront: No	Acres: 0.10 (Public Records)	Assessed Value: \$335,920		
Property Tax: \$7,847	Mil Rate: 23.36			

Unit Descriptions & Features

Unit	Est. SqFt.	Rooms	Beds	Full Baths	Part Baths	Rent/Month	Leased	Lease Expires	Occupant	Appliances Included
1	1,144	7	2	1		\$2,750	Leased	03/31/2025	Tenant	Gas Range, Microwave, Refrigerator, Dishwasher, Washer, Dryer
2	988	6	2	1		\$2,000	Monthly		Tenant	Electric Range, Refrigerator, Washer, Dryer

Features

Laundry Facilities: **All Units Have Hook-Ups**

Exterior Siding: **Stucco**

Construction Info.: **Frame** Foundation: **Stone** Roof: **Shingle**

Attic: **Has Attic with, Access Via Hatch**

Basement Desc.: **Full, Unfinished, Concrete Floor, Interior Access, Storage**

Garage Spaces: Parking Spaces: **2 Car** Driveway Type: **Paved**

Garage/Parking Type: **Driveway, Paved, Off Street Parking, None**

Lot Description: **Sloping Lot**

Waterfront Feat.: **Not Applicable**

In Flood Zone: **No**

Nearby Amenities: **Library, Park, Public Transportation, Shopping/Mall**

Radon Mitigation; Air **No**, Water **No**

Home Owners Association Information

Home Owner's Association: **No** Association Fee:

Association Fee Provides:

Utility Information

Hot Water System: **Natural Gas** Est. Annual Heating Cost:

Heat Type: **Baseboard, Hot Water, Radiator**, Fueled By: **Natural Gas** Fuel Tank Location:

Cooling: **Wall Unit, Window Unit** Radon Mitigation: Air **No**, Water **No**

Water & Sewer Service: **Public Water Connected**, Sewage System: **Public Sewer Connected**

Financial Information

Gross Income: Gross Operating Expense: NET INCOME:

School Information

Elem: **Julia A. Stark** Intern: **Per Board of Ed** Middle: **Dolan** High: **Per Board of Ed**

Public Remarks

GLENBROOK INVESTORS TAKE NOTE! This fully occupied two-family home is awaiting its new owner. The first-floor unit has been completely remodeled this year and is an oversized, sun-drenched 2-bedroom, 1-bath gem with gleaming hardwood floors, a custom kitchen with stunning blue painted cabinetry and brand-new stainless steel appliances, an open-concept formal dining room with a breakfast bar open to both the kitchen and living room, a generous primary bedroom, and a private in-unit laundry room. The second-floor unit is also a 2-bedroom, 1-bath unit with an additional office/den and its own washer/dryer in-unit. Both units have their own separate utilities, including two Buderus gas furnaces, hot water heaters, and separate electric panels and meters. The property features a brand new roof, basement storage with separate outside access,

and parking for two cars. Centrally located on a quiet street, just 4 minutes from the Glenbrook train station, your tenants will have easy access to all the fine dining, nightlife, shopping, parks and culture that Stamford has to offer. This is the investment opportunity you've been waiting for!!

Marketing History

Current List Price: \$650,000	Last Updated: 08/27/24	Off Market Date:	DOM: 1
Previous List Price: \$650,000	Entered in MLS: 08/23/24	Bank Owned: No	CDOM: 1
Original List Price: \$650,000	Listing Date: 08/22/24		

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