



305 ROOSEVELT BOULEVARD

305 ROOSEVELT BLVD, HEMPSTEAD, NY 11552

\$1,199,999

150 Years

JOHN D WOOD & CO.

London, Country & International Property

OneKey MLS

305 ROOSEVELT BOULEVARD

305 ROOSEVELT BLVD, HEMPSTEAD, NY
11552

Welcome to your dream investment opportunity! This FEMA compliant, legal two-family home, is a rare find in the heart of Long Beach. Built in 2013 and perfectly positioned just steps from the pristine beaches and the bustling boardwalk, this home delivers both luxury living and incredible income potential. The first-floor residence features elegant interiors with hardwood and tile floors throughout. The spacious eat-in kitchen boasts granite countertops and stainless steel appliances. Comfort is ensured with three generously sized bedrooms, two full bathrooms and a cozy gas fireplace. Additional amenities include a private washer and dryer, a fenced-in yard and a storage shed.

Appliances: Refrigerator,
Heating Type: Baseboard,
Flooring: Hardwood,
Fencing: Fenced Yard,
Appliances: Microwave,
Appliances: Dishwasher

\$1,199,999



Parking is a breeze with a private driveway and the unit has its own central air and gas heat as well as its own thermostat. The upstairs duplex offers an expansive living area with soaring cathedral ceilings and a vast open-concept living room and dining room. The eat-in-kitchen includes granite countertops and stainless steel appliances. The main floor has three spacious bedrooms and two full bathrooms, while the second floor features an exceptionally large fourth bedroom. Enjoy the warmth of the gas fireplace in the living area, outdoor living on the private deck off of the master bedroom as well as the large fenced-in side yard & backyard with patio. This unit also includes its own private washer and dryer, a one car garage and a private driveway. Like the lower unit, this too has its own central air conditioning and gas heating, each unit with individual controls. With separate meters for each unit, tenants pay their own utilities, making this an amazing income-producing property. Taxes have never been grieved. Flood insurance is \$1,580 and is transferrable. Current rents, while very attractive, are significantly lower than market value, creating an opportunity for further increase in cash flow.



Located on the east side of town, this home is close to the beach, boardwalk, restaurants, and shops. Properties like this don't come on the market often. Whether you're looking for a lucrative investment or a beautiful home by the beach, this property offers the best of both worlds. Act now to secure this moneymaker in a prime Long Beach location!



