



616 STUYVESANT AVE

IRVINGTON, NJ 07111

\$450,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

5338489

virtually staged

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Income producing property: 4 brs / 2.5-bath colonial is conveniently located within walking distance of NYC buses. The basement includes a half bath and a flexible bonus room that can serve as a fourth bedroom. Situated in a light commercial area, the property also features an income-generating business yielding \$1,700 per month, an excellent opportunity for passive income and mortgage offset. Current annual rent roll \$44,400 (potential annual rent roll \$54,000 / annual taxes \$13,546). Unit 1 - The first level boasts an updated eat-in kitchen with quartz counter tops, gray shaker cabinets, crown molding, and S/S appliances.

Cooling: No A/C,
Fireplace Description: Electric,
Garage Count: 1 Car Garage,
Sewer: Public,
Water: City Water

\$450,000



This level also comes with an expansive living room accommodating any oversized furniture and a bedroom, for those who prefer to limit their use of stairs. The second level comes with two generously sized bedrooms with huge closet space. The full bathroom includes a luxurious soaking tub with built-in shower accessories as well as an elegant woodgrain vanity. This thoughtfully designed bathroom serves as a serene retreat, perfect for unwinding after a long day. The basement in addition to the half bath and possible 4th brs, has direct access to the spacious attached garage. Additional highlights of this magnificent home include pristine h/d floors throughout, recessed lighting, updated plumbing and electrical systems. For those who commute, proximity to NYC transportation, 15 Minutes from Newark Airport and 35 Minutes from Manhattan





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