

Maurice Owen-Michaane
Managing Broker & Owner

Capital Realty NY

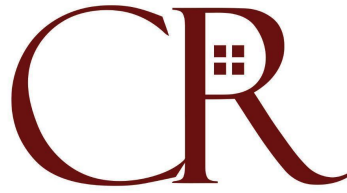
644 Francis – Key Features & Upgrades Since 2020

- Attic: Added insulation and new wood flooring, for a great storage space and helps keep the house cool and warm when needed.
- Tech: Commercial level CAT wiring throughout the house for maximum Wi-Fi inside and outside property, with hotspots on each floor. Verizon cables installed for faster and more reliable connectivity.
- Grounds: 100k full renovation starting in 2020, setup for ultimate outdoor enjoyment and gardening! Newly installed commercial sprinklers are sectioned into 9 zones covering the entire property for maximum water efficiency. Wi-Fi/App controlled and backflow controls installed. Hunter PCZ drip control station, with lines around all perennial plants and trees.
- Patio: New Cambridge paver patio, with built in water and gas lines for outdoor kitchen build out.
- Yard: Full sun capacity for home vegetable garden
- New dishwasher
- New hot water heater
- Main living room: Fireplace, gas w/ white birch
- Dual AC zones for maximum efficiency. Always cool!
- Renovated first floor bath
- Generac generator
- Deep freezer and separate refrigerator in garage
- Garage: Floortex™ floor coating – the best garage floor coating on the market. Garage wall storage slat and trim provides maximum storage, protects walls and is easy to clean.

Page - 1

For more information go to: 644Francis.com or call Maurice at 917-842-5552

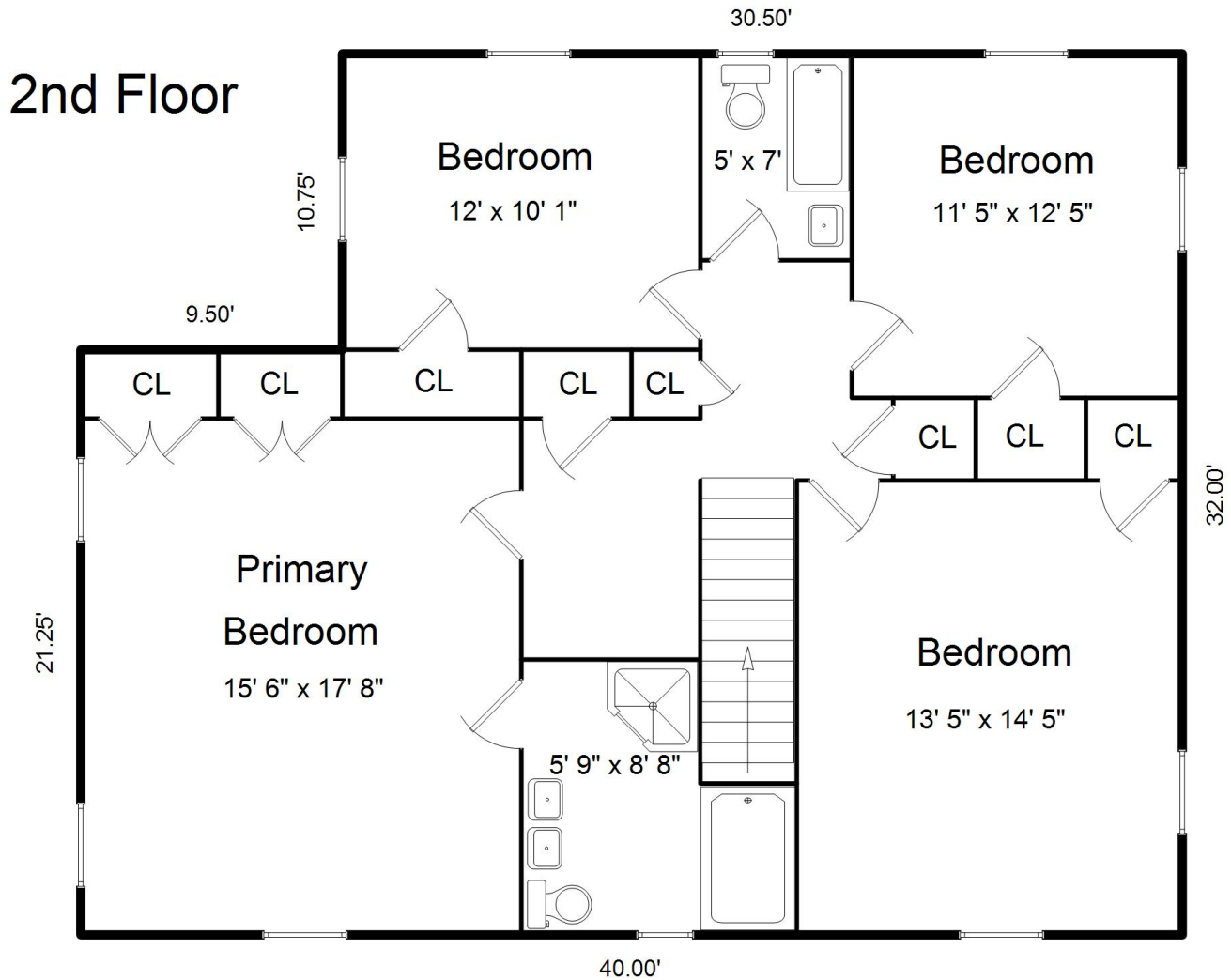
**FOR INFORMATIONAL PURPOSES ONLY – INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED
FLOOR PLAN AND MEASUREMENTS PROVIDED BY LIC. NYS APPRAISER**

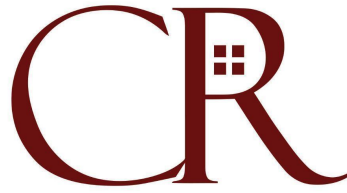


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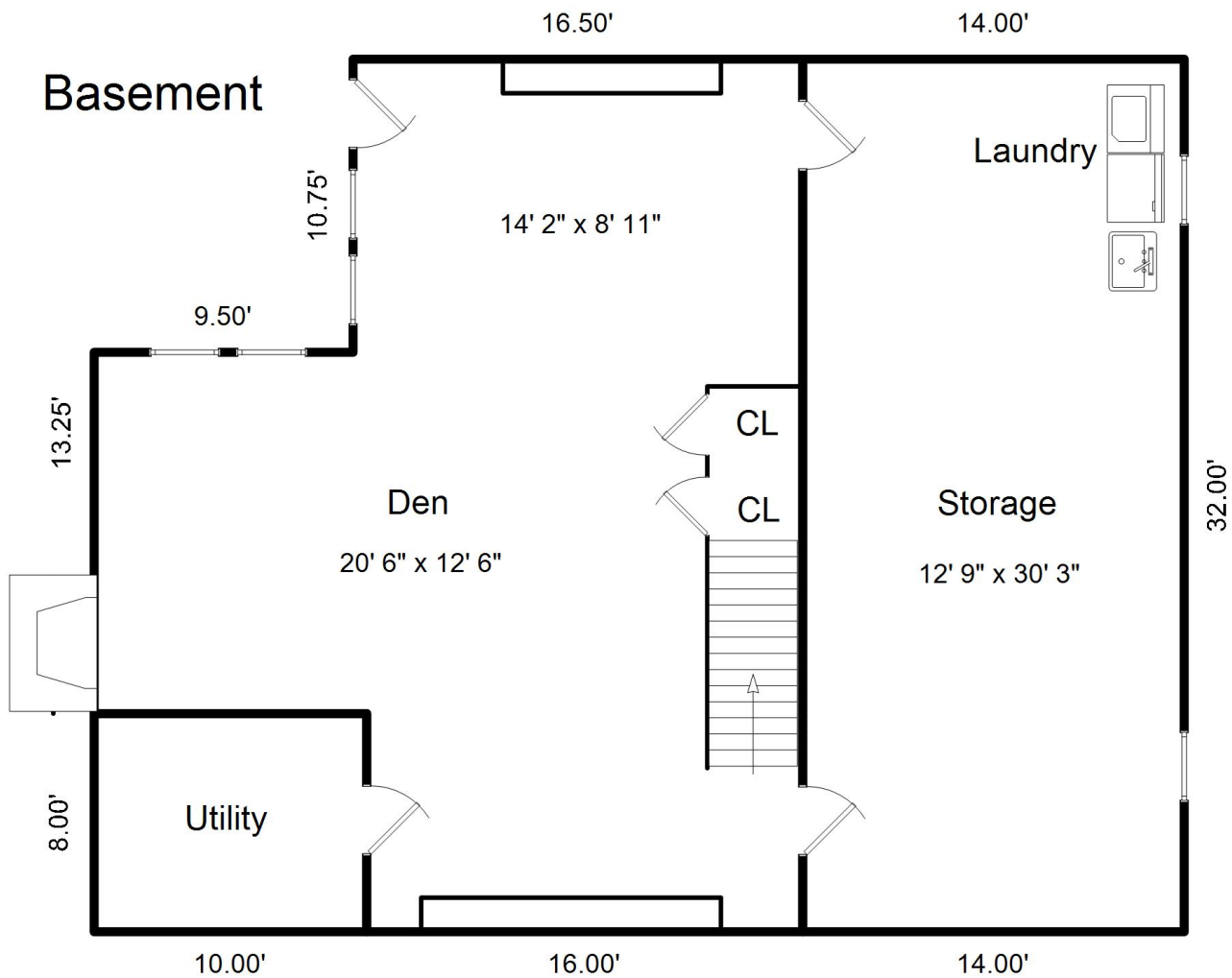


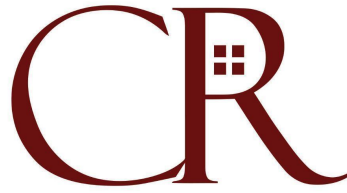


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MLS#:	6266271	<i>Coming Soon</i>	List Price:	\$1,350,000	
			Sell Price:		
Addr:	644 Francis Street				
PO:	Pelham	County:	Westchester County		
City/Town:	Pelham	Zip:	10803-2639		
Village:	Pelham Manor	Hamlet/Loc.:			
P Type:	Single Family	Type:	Detached		
Sub/Devel:		Builders Lot #:			
Beds:	5	SqFt:	2,616	Rooms:	20
Baths:	3 (3 0)	Acre(s):	0.2856	Levels:	3.00
Sch Dist:	Pelham	Elem:	Siwanoy		
Jr High:	Pelham	High:	Pelham Memorial		
Style:	Colonial	Model:			
<u>Level</u>	<u>Description</u>				
1	Bedroom, Living Room, Kitchen, Bathroom				
2	Master Bedroom, Bedroom, Bedroom, Bedroom, Bathroom, Bathroom				
Basement	Laundry Room, Den/Office				
Basement:	See Remarks, Walk Out	Attic:	Pull Stairs	Fireplaces:	1
Yr Blt:	1948 / Estimated	Yr Reno:	2020		
Tax ID#:	4405-163-083-00001-000-0070	Tax:	\$28,677	Tax Year:	2023
Tax Src:	Municipality	Assmt:	\$1,057,500	HOA:	
Addl Fees:	No				
Avail Financing:					
Amenities:	1st Floor Bedrm, 1st Floor Full Bath, Chefs Kitchen, Close to Park, Close to Railroad, Close to School, Eat in Kitchen, Formal Dining Room, Foyer, Granite Countertops, Hardwood Floors As Seen, Near Public Transportation, Sprinkler Lawn Sys, Walk Out Basement				
Includes:					
Excludes:					
Elec Co:	Con-Edison	Fuel:	Natural Gas		
Heat Zones/Type:	2/Radiator	Water:	Municipal		
A/C:	Central	Sewer:	Municipal		
Garbage:	Public				
Parking:	2 Car Detached, Driveway				
Lot Description:					
Siding Desc:	Stone				