

# \$3,580,000

40 Magnolia Avenue

**Beds:** 6  
**Baths:** 6  
**Living Area:** 4,275 sqft  
**Neighborhood:**

## YOUR AGENT



**Brian Paran**

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## AMENITIES

<b>Air Conditioning</b>	-	<b>Panoramic</b>	-
<b>Central Heat</b>	-	<b>Pool</b>	-
<b>Refrigerator</b>	✓	<b>Fence</b>	-
<b>Dishwasher</b>	✓	<b>Garage</b>	✓
<b>Washer</b>	✓	<b>Barbeque</b>	-
<b>Walk-In Closets</b>	-	<b>Impact Windows</b>	-

## KEY FEATURES

<b>Living area:</b>	<b>4,275 sqft</b>	<b>Days on market:</b>	<b>1485 days</b>
<b>Lot size:</b>	N/A	<b>Type:</b>	<b>house</b>
<b>Tax:</b>	<b>\$ 73,748</b>	<b>Year Built:</b>	<b>1897</b>
<b>\$/sqft:</b>	<b>\$ 837</b>	<b>Neighborhood:</b>	-
<b>Half Bath/WC:</b>	<b>2</b>	<b>Zip Code:</b>	<b>10538</b>
<b>Parking Space:</b>	<b>2</b>	<b>Ref./MLS ID:</b>	<b>H6051829</b>

## MY NOTES