



# RESTORED HOMES

*Housing Development Fund Corp.*

150 Broadway, Suite 2101

New York, NY 10038

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**133-60 117<sup>th</sup> Street** **\$315,000**

South Ozone Park, NY 11420  
Community Board 10  
Two-Story, Two-Family Home  
3 Bedrooms, 2 Bathrooms  
1,392 Square Feet  
Open basement  
Built in 1930

*Preliminary Scope of Services (subject to change)*

**1<sup>ST</sup> FLOOR (UNIT1)**

**Living Room**

Refinish wood floor  
Fireplace

**Kitchen**

New appliances including range, range hood and refrigerator  
Clean and refurbish existing cabinets, countertops and sink

**Bathroom**

RegROUT ceramic tiles  
Clean and refurbish existing bathroom fixtures

**Bedroom**

Refinish wood floor

**2<sup>ND</sup> FLOOR (UNIT2)**

**Living Room**

Refinish wood floor

**Kitchen**

New appliances including range, range hood and refrigerator  
Clean and refurbish existing cabinets, countertops and sink

**Bathroom**

RegROUT ceramic tiles  
Clean and refurbish existing bathroom fixtures

**Two Bedrooms**

New carpet

**OTHER INTERIOR SPACE**

Open basement  
Paint and repair walls/ceilings throughout

**EXTERIOR SPACE**

Detached single car garage in rear  
Fenced in side and rear yard

**OTHER FEATURES**

New digital thermostat  
New hot water heater and boiler  
Washer/dryer connection  
Energy Star appliances

**RESTRICTIONS**

Must be owner occupied  
Resale restriction: 15 yrs



(pre-rehabilitation)