

**38A Thelma Court** **\$154,000 - \$169,000**  
Staten Island, NY 10301 (price based on income eligibility)  
Community Board 1  
Two-Story, Single-Family Home  
2 Bedrooms, 1 Bathroom  
944 Square Feet  
Built in 1992

*Preliminary Scope of Services (subject to change)*

**1<sup>ST</sup> FLOOR**

Open kitchen-living room layout

**Living Room**

**Kitchen**

New stove, range hood, refrigerator and dishwasher  
New sink, faucet and countertops  
New VCT flooring  
New GFI outlets  
Clean and refurbish existing cabinets

**2<sup>ND</sup> FLOOR**

**Two Bedrooms**

New closet doors in front bedroom

**Full Bathroom**

Install new bathroom  
(tile, sink, toilet, shower, medicine cabinet)

**OTHER INTERIOR SPACE**

New carpet throughout  
New interior doors throughout  
Paint and repair walls/ceilings throughout

**EXTERIOR SPACE**

Fenced-in front yard  
Repair siding on building front

**OTHER FEATURES**

New hot water heater  
New digital thermostat  
Furnace- hot air heating system  
Washer/dryer connection  
Energy Star appliances

**ADDITIONAL ITEMS**

10yr UDAAP Tax Exemption

**RESTRICTIONS**

Must be owner occupied  
Resale restriction: 10yrs



(pre-rehabilitation)