Re attached

809 South Street

Single Family

3 Bed, 1 Bath

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General Information

Tax ID	13-2-1
Building Size	1,040 sq ft
Lot Size	2,614 sq ft
Year Built	1910
Financing	Conventional, FHA or Cash
Tenancy Status	Owner Occupied
Configuration	3 Bedrooms, 1 Bathroom
Seller Offering	2% buyer agent commission

Expenses (Annual)

County & City Taxes 2026	$4,610.87	
School & Library Taxes 2026/27	$3,296.08	
Sanitation Fee 2026	$720	*On average*
Water	$720	*On average*
Gas & Electric	$2,004	*On average*

Additional Notes

- ➔ Permit filed/approved for front deck
- ➔ New hot water heater (6 months)
- ➔ Gas-fired hot water system
- ➔ Parking space included on the side of the building
- ➔ New furnace installed 2 months ago
- ➔ Installed vinyl fence (5 yrs), back gate currently being repaired

- ➔ Garage finished as office/flex space with electric baseboard radiator heat
- ➔ Open basement, can be finished, convert to a 2nd income apartment

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Reattached Real Estate
169 ½ Liberty Street, Newburgh NY 12550
office@reattached.team
Tel: 845-420-8965