

ADOLFI PROPERTY MAGAZINE

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75 State Street, Phoenix, NY 13135
www.Adolfi.com

GRAB YOUR PHONE AND DIAL (315) 695-6434

October 2015, ISSUE 22

Featured Property



100 Brown Ave, Mattydale - \$86,900 - 2 Family

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Can't Miss Investment

144 Wilson Rd, Central Square

Large 2 Family Home

2.90 Acres



\$129,900

Residential Listings

Grab Your Phone And Dial (315) 695-6434



5335 Jillian Lane, Brewerton
5 Bedroom/3.5 Bath,
2,046 Sq Ft
Beautiful Florida Room and
Huge Bedrooms
\$179,900



4 Cricket Ln, Fulton
3 Bedroom/1 Bath,
1,174 Sq Ft
Beautiful Condition
Gleaming Hardwood Floors
\$109,900



6 Dewey Drive, Fulton
3 Bedroom/1 Bath,
1,225 Sq Ft
Ranch With a Deep Back
Yard
\$62,000



27 Blunt Dr, Mexico
3 Bedroom/1 Bath,
960 Sq Ft
Water Frontage on the Little
Salmon River
\$129,900



253 Wayland Rd, Syracuse
2 Bedroom/1 Bath, 768 Sq Ft
Beautifully Remodeled
Starter Home
\$69,900



539 Main Street, Phoenix
3 Bedroom/1 Bath,
1,767 Sq Ft
Awesome Investment
Opportunity
\$29,900

HUD Listings

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Featured HUD Listing
395 State Route 34B, King Ferry
\$135,000



Single Family Home in King Ferry
4 Bedroom/3 Bath
2,280 Sq Ft
Built in 1990
Over 2 Acres

HUD Listings

Grab Your Phone And Dial (315) 695-6434



34 S 3rd St, Fulton
3 Bedroom/1 Bath,
1,604 Sq Ft
Quiet Neighborhood
Corner Lot
\$47,000



122 Berger Ave, Syracuse
3 Bedroom/1 Bath,
1,601 Sq Ft
Nice Hardwood Floors
\$19,000



9080 Arthur Jenkins Rd,
Canastota
3 Bedroom/2 Bath,
1,456 Sq Ft
Half an Acre
\$17,000



3482 Co Rt 22, Orwell
3 Bedroom/1.5 Bath,
1,608 Sq Ft
Quiet Rural Setting
\$48,000



122 W Florence Ave,
Syracuse
3 Bedroom/2 Bath,
1,296 Sq Ft
Cute Cape With Potential
\$41,400



411 Hubbell Ave, Syracuse
4 Bedroom/1 Bath,
1,176 Sq Ft
Beautiful Woodwork
\$47,790

HUD Listings

Grab Your Phone And Dial (315) 695-6434



8581 Bayview Dr, Cicero
3 Bedroom/2.5 Bath,
1,600 Sq Ft
Built in 1992
Hardwood Floors
\$129,000



50 Bridge St, Phoenix
4 Bedroom/1 Bath,
1,784 Sq Ft
Quaint Village Colonial
\$33,300



72 Co Rt 51A, Oswego
3 Bedroom/1 Bath,
1,866 Sq Ft
10 Acres
Huge Pole Barn
\$65,000



5 Church St, Oswego
3 Bedroom/1 Bath,
945 Sq Ft
Built in 1850
Beautiful Kitchen
\$72,000



28 Delevan St, Auburn
Van Buren
3 Bedroom/1 Bath,
1,449 Sq Ft
Excellent Condition
\$64,000



102 Dolores Terrace S,
North Syracuse
3 Bedroom/2 Bath,
960 Sq Ft
Fenced in yard and pool
\$76,200

HUD Listings

Grab Your Phone And Dial (315) 695-6434



811 Co Rt 34, Hannibal
5 Bedroom/2.5 Bath,
2,400 Sq Ft
Great Condition with
Room to Grow
\$136,800



61 Clymer St, Auburn
3 Bedroom/3 Bath,
1,120 Sq Ft
Ranch With More Space Than
You Would Expect
\$97,200



121 Doll Pkwy, Syracuse
4 Bedroom/2 Bath,
960 Sq Ft
Lovely Fireplace
Needs Some TLC
\$86,000



102 Dunlap Dr, Dewitt
4 Bedroom/2 Bath,
1,534 Sq Ft
Dewitt Ranch
Wood Floors
\$136,500



181 Syracuse Ave, Oswego
5 Bedroom/1 Bath,
2,018 Sq Ft
1900s Home With Potential
\$37,800



209 Gillis St, Solvay
3 Bedroom/1 Bath,
1,456 Sq Ft
Solvay Electric
\$45,000

HUD Listings

Grab Your Phone And Dial (315) 695-6434



3182 Perryville Rd, Lysander
3 Bedroom/2.5 Bath,
1,632 Sq Ft
Spacious Ranch
In Great Condition
\$115,200



114 Floradale Rd, Liverpool
3 Bedroom/1.5 Bath,
1,450 Sq Ft
Amazing Stone Fireplace
\$86,400



25 Elizabeth St, Auburn
4 Bedroom/1 Bath,
2,226 Sq Ft
Two Fireplaces
\$113,000



3993 Muller Hill Rd,
Georgetown
4 Bedroom/2 Bath,
1,755 Sq Ft
Quiet Country Setting
\$116,550



8219 E Seneca Tpke, Manlius
3 Bedroom/2 Bath,
1,484 Sq Ft
Old Farmhouse In
A Great Area
\$97,200



737 W Embargo St, Rome
6 Bedroom/3 Bath,
2,316 Sq Ft
Living Space Above
the Garage
\$90,000

HUD Listings

Grab Your Phone And Dial (315) 695-6434



283 Pangborn Rd, Hastings
3 Bedroom/2 Bath,
1,288 Sq Ft
1 Acre and a Large 2 Car
Attached Garage
\$110,700



66 Garrow St, Auburn
4 Bedroom/1 Bath,
1,484 Sq Ft
Rehab Needed
Perfect Investment Property
\$29,000



153 Hall Ave, Syracuse
5 Bedroom/1 Bath,
1,488 Sq Ft
Nice Colonial
Wood Floors
\$42,000



215 Robinson St, Syracuse
2 Bedroom/1 Bath,
1,438 Sq Ft
Across the Street From
Lincoln Park
\$27,000



705 Fairway Circle,
Van Buren
3 Bedroom/2 Bath,
1,632 Sq Ft
Rehab Needed
\$85,000



525 Lynch Ave, Syracuse
2 Bedroom/1 Bath,
936 Sq Ft
Updated Kitchen Cabinets
\$51,030

HUD Listings

Grab Your Phone And Dial (315) 695-6434



466 Dry Bridge Rd, Richland
3 Bedroom/2 Bath,
1,374 Sq Ft
Open Floor Plan Ranch With
Acreage
\$87,300



161 George Rd, Mexico
3 Bedroom/1 Bath,
1,293 Sq Ft
Quiet Country Setting
\$79,000



7520 E Lake St, Vienna
3 Bedroom/2 Bath,
1,974 Sq Ft
Large Hime With Beautiful
Large Windows
\$56,000



624 Utica St, Fulton
5 Bedroom/2 Bath,
2,072 Sq Ft
Remodel In Progress
\$27,000



144 Henderson Blvd,
Baldwinsville
3 Bedroom/2 Bath,
1,994 Sq Ft
Large Split level
\$47,000



13157 Guernsey Rd, Ira
3 Bedroom/1.5 Bath,
1,504 Sq Ft
Rural Home With a
Barn and Land
\$89,900

HUD Listings

Grab Your Phone And Dial (315) 695-6434



3125 Hollister St, Meridian
3 Bedroom/2 Bath,
1,656 Sq Ft
Village Home on a
Quiet Street
\$42,000



519 Lynch Ave, Syracuse
3 Bedroom/2 Bath,
884 Sq Ft
Partially Finished Basement
\$60,000



1970 Lamson Rd, Lysander
3 Bedroom/2 Bath,
1,512 Sq Ft
Mobile Home
Beautiful Stone Fireplace
\$45,000



33 N Main St, Jordan
5 Bedroom/1 Bath,
2,028 Sq Ft
1820s Home That Needs
Some TLC
\$63,900



138 Minerva St, Syracuse
3 Bedroom/1 Bath,
1,020 Sq Ft
Needs Rehab
Great Investment
\$17,500



116 Caswell St, Rome
5 Bedroom/4 Bath,
2,540 Sq Ft
2 Unit Fixer Upper
\$16,200

HUD Listings

Grab Your Phone And Dial (315) 695-6434



289 Main St, Whitesboro
3 Bedroom/1.5 Bath,
1,440 Sq Ft
In Ground Pool
Brick Fireplace
\$49,500



73 N 4th Ave, Ilion
3 Bedroom/1.5 Bath,
1,716 Sq Ft
Older Home With a Lot of
Potential
\$29,700



1 Standart Ave, Auburn
3 Bedroom/2 Bath,
1,566 Sq Ft
Natural Woodwork
\$85,000



395 St Rt 34B, King Ferry
4 Bedroom/3 Bath,
2,280 Sq Ft
2 Car Attached Garage
2 Car Detached Garage
\$135,000



107 Sunnyfield Rd, Camillus
3 Bedroom/1.5 Bath,
1,225 Sq Ft
Ranch With Hardwood Floors
\$81,000



186 Reed Ave, Syracuse
4 Bedroom/2 Bath,
1,270 Sq Ft
Cute Colonial in Strathmore
\$58,000

HUD Listings

Grab Your Phone And Dial (315) 695-6434



104 Wilkie Place, Syracuse
3 Bedroom/2 Bath,
2,004 Sq Ft
Vaulted Ceilings
Near Schiller Park
\$67,000



3768 Wilson Rd W, Taberg
3 Bedroom/1.5 Bath,
1,572 Sq Ft
Detached Garage
Barn
\$103,500



504 Craigie St, Lyncourt
3 Bedroom/1 Bath,
1,104 Sq Ft
Great Condition
Close to Amenities
\$78,000



19 Schilly Rd, Central Square
3 Bedroom/2 Bath,
1,948 Sq Ft
Private Yard
1.96 Acres
\$74,000



190 Chaffee Ave, Syracuse
3 Bedroom/1 Bath,
884 Sq Ft
1960s Ranch
Needs Some TLC
\$42,500



749 State Fair Blvd, Syracuse
4 Bedroom/1 Bath,
1,296 Sq Ft
Perfect Starter Home
\$59,000

HUD Listings

Grab Your Phone And Dial (315) 695-6434



108 Harter Pl, Utica
3 Bedroom/1.5 Bath,
1,490 Sq Ft
Beautiful Fireplace
\$85,050



205 Gordon Ave, Mattydale
3 Bedroom/1 Bath,
1,080 Sq Ft
Renovate to Make
it Your Own
\$53,000



620 W Thomas St, Rome
3 Bedroom/2 Bath,
2,119 Sq Ft
2 Family House
Separate Utilities
\$27,000



8313 Westmoreland Rd,
Whitesboro
3 Bedroom/1.5 Bath,
1,440 Sq Ft
1.42 Acres
\$87,480

Check out
www.HUDHomeStore.com
for the most up to date
information!

Call Us To Get On Our Upcoming HUD Contact List (315) 695-6434



233 Baratier Rd, Hastings



124 Valentine Dr, North Syracuse



804 Utica St, Oriskany



114 Macarthur Pl, Canastota



175 Fiscoe Ave, Syracuse



817 Matty Ave, Mattydale



318 Higgins Dr, Baldwinsville



8390B Shallowcreek Rd,
Liverpool

*Coming
Soon!*

Multi-Family Listings

Grab Your Phone And Dial (315) 695-6434



201-203 Markland Avenue,
Syracuse
Fully Rented 3-Family Home
With Rentable Garage
Spaces
\$128,900



627 Breman Ave, Mattydale
2 Family Home
4 Bedroom/2 Bath
1,680 Sq Ft
Corner Fenced in Lot
\$82,000



144 Wilson Rd,
Central Square
2 Units, 4 Bedroom/2 Bath
3,063 Sq Ft
Attached 2 Car Garage
\$129,900



100 Brown Ave, Mattydale
2 Units, 4 Bedroom/2 Bath
1,728 Sq Ft
Duplex With a Full Basement
and Wood Floors
\$86,900



406 N Main Street, N
Syracuse
1,100 Sq Ft Store, 2 Houses,
2 Apartments, 2+ Bay Garage
Owner Financing Available
Gross Monthly Income:
\$3,950
\$249,900

Commercial Listings

Grab Your Phone And Dial (315) 695-6434



355 State Route 49,
Constantia
Zoned Commercial
Abundant Space
Great For a Small Business
\$135,000



105 Fairgrounds Dr E,
Manlius
4,500 Sq Ft
Zoned Commercial
Ability to Convert to Retail
\$225,000



123 West Broadway, Fulton
Commercial Property With 1
Huge Apartment With 4
Bedrooms
Owner Financing
\$55,000

We have some
amazing
commercial
listings with
varying prices
for everyone!



406 N Main Street, N
Syracuse
1,100 Sq Ft Store, 2 Houses,
2 Apartments, 2+ Bay Garage
Owner Financing Available
Gross Monthly Income:
\$3,950
\$275,000



10 County Route 64, Mexico
Commercial Unit With
Apartment Unit Attached
Owner Financing Available
Price Reduced \$35,000!
\$35,000

Land Listings

Grab Your Phone And Dial (315) 695-6434



0 Vienna Road, Sylvan Beach
0.25 of an Acre
A Partially Wooded Lot That
Can Be Packaged With 2004
Vienna
\$10,900



41 Harold Drive, Granby
13.39 Acres of Land
Zoned Commercial
\$35,000

October's Real Estate Event Titled: **“How to Become a ‘House Hound’ Deal Finder”**



What:

**How to Become a
 “House Hound”
 Deal Finder**

When:

**October 20, 2015
 7PM-8:30PM**

Where:

**Adolfi Real Estate
 75 State St
 Phoenix, NY**

You will learn:

- The 5 top places to find a great Deal.
- What to do when you find an abandoned property.
- How to use a short sale to your benefit.

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 Spot!**

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- *14* Ways to Sell Your Property in Any Economy
- The *7* Valuable Tips on How to Deal With a Non-Paying Tenant
- *7* Secrets on How *YOU* Can Save Thousands on Property Taxes
- How to Buy *2* Properties With 3.5% Down
- The *3* Proven Solutions to Prevent Foreclosure
- The *4* Legal Options of Owner Financing
- The *7* Warning Signs of an Untrustworthy Real Estate Agent
- **AND MANY MORE!**