ADOLFI PROPERTY MAGAZINE

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

GRAB YOUR PHONE AND DIAL (315) 695-6434 | December 2015, ISSUE 24

Featured Property

5335 Jillian Ln, Brewerton - $175,000

Table of Contents

Residential—Page 3

HUD Homes—Pages 4 - 15

Multi-Family—Page 16

Commercial—Page 17

Land—Page 18

Reports—Page 19

December Event—Page 20

Can't Miss Investment

106 Cherry St, Phoenix
Large 2 Family Home
2,308 Sq Ft

$72,900

Residential Listings

Grab Your Phone And Dial (315) 695-6434

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

2 Elmridge Rd, Jamesville
3 Bedroom/2.5 Bath,
2,100 Sq Ft
.57 Acre Lot
Beautifully Renovated
$229,900

5335 Jillian Lane, Brewerton
5 Bedroom/3.5 Bath,
2,046 Sq Ft
Beautiful Florida Room and Huge Bedrooms
$175,000

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

33 Bridge St, Phoenix
3 Units, 5 Bedroom/3 Bath
2,740 Sq Ft
Could be Returned to a Single Family with a Lot of TLC
$45,000

476 Main St, Phoenix
4 Bedroom/2 Bath,
1,624 Sq Ft
Deep Lot
In the Village
$45,000

HUD Listings

Grab Your Phone And Dial (315) 695-6434

Featured HUD Listing

466 Dry Bridge Rd, Mexico

$60,000

Originally Listed for **$97,000**
3 Bedroom/2 Bath
1,374 Sq Ft
Built in 1987
3.47 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
$42,300

1976 Co Rt 12,
Central Square
2 Bedroom/1 Bath,
1,702 Sq Ft
1.48 Acres
$84,000

67 Downer St, Baldwinsville
3 Bedroom/2 Bath,
1,482 Sq Ft
Village Home With an In
Ground Pool
$45,900

3482 Co Rt 22, Orwell
3 Bedroom/1.5 Bath,
1,608 Sq Ft
Quiet Rural Setting
$43,200

122 W Florence Ave,
Syracuse
3 Bedroom/2 Bath,
1,296 Sq Ft
Cute Cape With Potential
$33,534

91 Center Rd, Phoenix
3 Bedroom/2.5 Bath,
1,560 Sq Ft
Large Modular on
Over an Acre
$74,000

HUD Listings

Grab Your Phone And Dial (315) 695-6434

155 Edgeware Rd, Syracuse
2 Bedroom/1 Bath,
700 Sq Ft
Ranch With a Detached Garage
$30,000

233 Baratier Rd, Hastings
4 Bedroom/2 Bath,
1,777 Sq Ft
Quiet Country Setting
13.62 Acres
$63,000

72 Co Rt 51A, Oswego
3 Bedroom/1 Bath,
1,866 Sq Ft
10 Acres
Huge Pole Barn
$42,500

5 Church St, Oswego
3 Bedroom/1 Bath,
945 Sq Ft
Built in 1850
Beautiful Kitchen
$50,000

28 Delevan St, Auburn
Van Buren
3 Bedroom/1 Bath,
1,449 Sq Ft
Excellent Condition
$57,600

2452 Emerson Rd, Cato
3 Bedroom/1 Bath,
968 Sq Ft
1.14 Acres on a Rural Lot
$46,000

HUD Listings

Grab Your Phone And Dial (315) 695-6434

175 Fiscoe Ave, Syracuse
2 Bedroom/1 Bath,
720 Sq Ft
Beautiful Hardwood Floors
$47,000

61 Clymer St, Auburn
3 Bedroom/3 Bath,
1,120 Sq Ft
Ranch With More Space Than
You Would Expect
$87,480

121 Doll Pkwy, Syracuse
4 Bedroom/2 Bath,
960 Sq Ft
Lovely Fireplace
Needs Some TLC
$77,400

102 Dunlap Dr, Dewitt
4 Bedroom/2 Bath,
1,534 Sq Ft
Dewitt Ranch
Wood Floors
$122,850

181 Syracuse Ave, Oswego
5 Bedroom/1 Bath,
2,018 Sq Ft
1900s Home With Potential
$34,020

114 East Ave, East Syracuse
3 Bedroom/1 Bath,
1,544 Sq Ft
Nice Yard in the Village of
East Syracuse
$75,000

HUD Listings

Grab Your Phone And Dial (315) 695-6434

55 N 4th St, Fulton
6 Bedroom/2 Bath,
2,373 Sq Ft
Large 2 Unit
$27,000

749 Calvert St, Rome
4 Bedroom/1.5 Bath,
1,554 Sq Ft
Some Hardwoods
Natural Woodwork
$42,000

25 Elizabeth St, Auburn
4 Bedroom/1 Bath,
2.226 Sq Ft
Two Fireplaces
$101,700

3993 Muller Hill Rd,
Georgetown
4 Bedroom/2 Bath,
1,755 Sq Ft
Quiet Country Setting
$104,850

8219 E Seneca Tpke, Manlius
3 Bedroom/2 Bath,
1,484 Sq Ft
Old Farmhouse In
A Great Area
$78,732

737 W Embargo St, Rome
6 Bedroom/3 Bath,
2,316 Sq Ft
Living Space Above
the Garage
$81,000

HUD Listings

Grab Your Phone And Dial (315) 695-6434

283 Pangborm Rd, Hastings
3 Bedroom/2 Bath,
1,288 Sq Ft
1 Acre and a Large 2 Car
Attached Garage
$89,667

66 Garrow St, Auburn
4 Bedroom/1 Bath,
1,484 Sq Ft
Rehab Needed
Perfect Investment Property
$26,100

153 Hall Ave, Syracuse
5 Bedroom/1 Bath,
1,488 Sq Ft
Nice Colonial
Wood Floors
$33,000

215 Robinson St, Syracuse
2 Bedroom/1 Bath,
1,438 Sq Ft
Across the Street From
Lincoln Park
$24,300

101 Westmoreland St,
Whitesboro
4 Bedroom/1 Bath,
1,373 Sq Ft
Village Home With Hardwood
$110,000

2511 Court St, Syracuse
3 Bedroom/1 Bath,
1,248 Sq Ft
Great Investment Property
in Lyncourt
$66,000

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
$60,000

791 Howell Rd, Port Byron
2 Bedroom/1 Bath,
1,488 Sq Ft
3 Acres on a Rural Road
$52,000

114 Macarthur Pl, Canastota
4 Bedroom/1 Bath,
1,369 Sq Ft
Fully Fenced Back Yard
in the Village
$71,000

624 Utica St, Fulton
5 Bedroom/2 Bath,
2,072 Sq Ft
Remodel In Progress
$24,300

7293 Greenbriar Rd, North Syracuse
3 Bedroom/1.5 Bath,
2,385 Sq Ft
Large Single Family Home
$94,770

8390B Shallowcreek Rd, Clay
3 Bedroom/1.5 Bath,
1,200 Sq Ft
Townhouse With Potential
$62,000

HUD Listings

Grab Your Phone And Dial (315) 695-6434

318 Higgins Dr, Baldwinsville
3 Bedroom/1.5 Bath,
1,123 Sq Ft
End Unit Townhouse
$49,000

124 Jasper St, Syracuse
2 Bedroom/1 Bath,
1,100 Sq Ft
Perfect Single Family
Rental Unit
$27,000

1970 Lamson Rd, Lysander
3 Bedroom/2 Bath,
1,512 Sq Ft
Mobile Home
Beautiful Stone Fireplace
$40,500

2703 Midland Ave, Syracuse
4 Bedroom/1 Bath,
1,651 Sq Ft
1900s Home That Needs
Some TLC
$23,000

418 W Ostrander Ave,
Syracuse
3 Bedroom/1 Bath,
1,256 Sq Ft
Great Rental Fixer Upper
$35,000

116 Caswell St, Rome
5 Bedroom/4 Bath,
2,540 Sq Ft
2 Unit Fixer Upper
$14,400

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
$44,000

103 Macarthur Dr, Rome
3 Bedroom/1 Bath,
1,343 Sq Ft
City Location With a Large Backyard
$68,000

1 Standart Ave, Auburn
3 Bedroom/2 Bath,
1,566 Sq Ft
Natural Woodwork
$68,850

817 Matty Ave, Mattydale
4 Bedroom/2 Bath,
1,619 Sq Ft
Large Single Family Home
Great Sized Bedrooms
$69,000

6320 Meridan Rd, Dewitt
3 Bedroom/1.5 Bath,
1,680 Sq Ft
Beautiful Colonial in Great Condition
$168,000

3727 Snowdrop Rd, Clay
3 Bedroom/1.5 Bath,
1,368 Sq Ft
Quiet Neighborhood
Roomy Backyard
$95,000

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
$44,000

3768 Wilson Rd W, Taberg
3 Bedroom/1.5 Bath,
1,572 Sq Ft
Detached Garage
Barn
$93,150

504 Craigie St, Lyncourt
3 Bedroom/1 Bath,
1,104 Sq Ft
Great Condition
Close to Amenities
$70,200

1928 Route 11, Hastings
1 Bedroom/1 Bath,
1,196 Sq Ft
4 Car Detached Garage &
Barn on 1.25 Acres
$45,000

190 Chaffee Ave, Syracuse
3 Bedroom/1 Bath,
884 Sq Ft
1960s Ranch
Needs Some TLC
$38,250

749 State Fair Blvd, Syracuse
4 Bedroom/1 Bath,
1,296 Sq Ft
Perfect Starter Home
$53,100

HUD Listings

Grab Your Phone And Dial (315) 695-6434

124 Valentine Dr, North Syracuse
3 Bedroom/1 Bath,
864 Sq Ft
Fenced in Yard
$42,000

205 Gordon Ave, Mattydale
3 Bedroom/1 Bath,
1,080 Sq Ft
Renovate to Make it Your Own
$47,700

804 Utica St, Oriskany
4 Bedroom/2 Bath,
1,580 Sq Ft
1890s Charmer That Needs Some Work
$67,500

8313 Westmoreland Rd, Whitesboro
3 Bedroom/1.5 Bath,
1,440 Sq Ft
1.42 Acres
$78,732

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

409 S 3rd St, Fulton

Coming Soon!

21 Lincoln Rd, North Syracuse

108 N Ft Stanwix Park, Rome

21 Division St, Baldwinsville

1 Race St, Rome

109 Rosewell Meadow, Dewitt

7380 Kirkville Rd, East Syracuse

92 Roosevelt Rd, Cleveland

6840 Creek Rd, Oneida

720 Libby St, Liverpool

710 N Highland Ave, East Syracuse

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
$124,900

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

106 Cherry St, Phoenix
2 Units, 4 Bedroom/2 Bath
2,308 Sq Ft
Large Upper and Lower
Apartment
$72,900

33 Bridge St, Phoenix
3 Units, 5 Bedroom/3 Bath
2,740 Sq Ft
Could be Returned to a Single
Family with a Lot of TLC
$45,000

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
$249,900

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 in
Sylvan Beach
$10,900

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

0 Main St, Phoenix
75’ x 75’
Corner Lot on Main & Culvert
In the Village
$20,000

00 Klocks Corners Rd, Scriba
3.93 Acres
152’ x 1,126’
Rural Road
$20,000

Come In Anytime to Grab a Free Report!

We Have Reports For Any Kind of Situation!

- The *5* Top HUD Home Investor Secrets
- *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!**

Visit Us At 75 State Street, Phoenix, NY 13135
(315) 695-6434

Adolfi Real Estate

Annual Christmas & Holiday Celebration

Tuesday, December 15th 5-8PM

Back by Popular Demand
Our World Famous Homemade Lasagna
and Potatoes Au Gratin!
Beautiful Fruit and Cheese Platters
Homemade Desserts Including Delicious
Gingerbread Boys and Yummy
Christmas Cookies!
Please RSVP to (315) 695-6434
Fun, Games, and Giveaways!
Guests are Welcome!
A Family Friendly Event That is Open to
the Community!

Location: 75 State Street, Phoenix, NY 13135