

ADOLFI PROPERTY MAGAZINE

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

GRAB YOUR PHONE AND DIAL (315) 695-6434

March 2016, ISSUE 27

Featured Property



265 Driscoll Rd, Brasher Falls - \$58,900

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Can't Miss Investment

300 Gildner Rd, Central Square
1,104 Sq Ft
Very Low Taxes: \$1,408!



\$39,900

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



303 Victoria Park Dr,
Liverpool
4 Bedroom/3.5 Bath,
3,074 Sq Ft
Secret 5th Bedroom
\$209,900



5335 Jillian Lane, Brewerton
5 Bedroom/3.5 Bath,
2,046 Sq Ft
Beautiful Florida Room and
Huge Bedrooms
\$174,900

Residential Listings

Grab Your Phone And Dial (315) 695-6434



112 Division St, Fulton
3 Bedroom/2 Bath,
1,427 Sq Ft
Freshly Remodeled Home
Massive Master Bedroom
\$49,900



265 Driscoll Rd, Brasher Falls
2 Bedroom/1 Bath,
1,078 Sq Ft
2.80 Acres
Quiet Country Setting
\$58,900



300 Gildner Rd, Central
Square
3 Bedroom/1 Bath,
1,104 Sq Ft
Low Taxes!
\$39,900

**We have so many different
residential options in all
different price ranges and
locations!**

HUD Listings

Grab Your Phone And Dial (315) 695-6434

Featured HUD Listing
109 Herman Dr, North Syracuse
\$80,000



2 Bedroom/1 Bath
834 Sq Ft
Built in 1952
**Full Basement With 2 Bed/1 Bath
and a Kitchen**
Excellent Condition

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
\$37,600



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



323 Second St, Solvay
2 Bedroom/1 Bath,
981 Sq Ft
Perfect Starter Home!
\$48,000



122 W Florence Ave,
Syracuse
3 Bedroom/2 Bath,
1,296 Sq Ft
Cute Cape With Potential
\$26,000



91 Center Rd, Phoenix
3 Bedroom/2.5 Bath,
1,560 Sq Ft
Large Modular on
Over an Acre
\$66,600

HUD Listings

Grab Your Phone And Dial (315) 695-6434



409 S 3rd St, Fulton
3 Bedroom/1 Bath,
1,270 Sq Ft
Single Family With
Hardwoods
\$30,000



41 Blumer Rd, Pennellville
3 Bedroom/1 Bath,
1,408 Sq Ft
Quiet Country Setting
1.91 Acres
\$73,000



909 Arnold Ave, Utica
4 Bedroom/1 Bath,
1,254 Sq Ft
Handyman Special
Good Sized City Lot
\$50,000



319 Co Rt 3, Granby
3 Bedroom/1 Bath,
1,150 Sq Ft
Rural Ranch With an
Open Layout
\$82,000



8356 Azimuth Dr,
Baldwinsville
5 Bedroom/2 Bath,
2,276 Sq Ft
Beautiful Gas Fireplace
\$135,000



218 Bennington Dr, Syracuse
3 Bedroom/2 Bath,
1,476 Sq Ft
Potential Fourth Bedroom
\$51,000

HUD Listings

Grab Your Phone And Dial (315) 695-6434



175 Fiscoe Ave, Syracuse
2 Bedroom/1 Bath,
720 Sq Ft
Beautiful Hardwood Floors
\$42,300



61 Clymer St, Auburn
3 Bedroom/3 Bath,
1,120 Sq Ft
Ranch With More Space Than
You Would Expect
\$72,000



2348 Co Rt 23, Williamstown
2 Bedroom/1 Bath,
1,977 Sq Ft
Country Home in Need of
Renovations
\$40,000



6840 Creek Rd, Oneida
3 Bedroom/2 Bath,
1,500 Sq Ft
An Acre of Land
\$121,000



20 Delevan St, Auburn
2 Bedroom/1 Bath,
1,088 Sq Ft
Nice Layout
Perfect Starter Home
\$40,500



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
\$17,000



749 Calvert St, Rome
4 Bedroom/1.5 Bath,
1,554 Sq Ft
Some Hardwoods
Natural Woodwork
\$37,800



25 Elizabeth St, Auburn
4 Bedroom/1 Bath,
2,226 Sq Ft
Two Fireplaces
\$91,530



3993 Muller Hill Rd,
Georgetown
4 Bedroom/2 Bath,
1,755 Sq Ft
Quiet Country Setting
\$85,000



2231 Amber Rd, Otisco
4 Bedroom/1 Bath,
2,000 Sq Ft
.90 Acre
Built in 1991
\$160,000



737 W Embargo St, Rome
6 Bedroom/3 Bath,
2,316 Sq Ft
Living Space Above
the Garage
\$72,000

HUD Listings

Grab Your Phone And Dial (315) 695-6434



342 Cameco Cir, Liverpool
2 Bedroom/1.5 Bath,
1,072 Sq Ft
Nice Town Home
End Unit
\$83,500



21 Division St, Baldwinsville
3 Bedroom/1 Bath,
1,584 Sq Ft
Beautiful Hardwoods
and Fireplace
\$103,000



108 Ft Stanwix Pk N, Rome
4 Bedroom/1.5 Bath,
1,952 Sq Ft
Across the Street
From a Park
\$36,500



143 Huntley St, Syracuse
3 Bedroom/2 Bath,
1,218 Sq Ft
Fenced Back Yard
\$50,000



101 Westmoreland St,
Whitesboro
4 Bedroom/1 Bath,
1,373 Sq Ft
Village Home With Hardwood
\$99,000



2511 Court St, Syracuse
3 Bedroom/1 Bath,
1,248 Sq Ft
Great Investment Property
in Lyncourt
\$50,000

HUD Listings

Grab Your Phone And Dial (315) 695-6434



8278 Exeter Dr, Baldwinsville
3 Bedroom/1 Bath,
1,300 Sq Ft
Wood Floors and a
Good Layout
\$70,000



2377 W Genesee Tnpk,
Camillus
4 Bedroom/1 Bath,
1,381 Sq Ft
Large Private Back Deck
\$70,000



114 Macarthur Pl, Canastota
4 Bedroom/1 Bath,
1,369 Sq Ft
Fully Fenced Back Yard
in the Village
\$63,900



46 Graves Rd, Central Square
4 Bedroom/1 Bath,
1,040 Sq Ft
Rehab Needed
\$50,000



109 Herman Dr, N Syracuse
4 Bedroom/2 Bath,
834 Sq Ft
In law Suite/Apartment
in the Basement
\$80,000



202 Kirkpatrick St, East
Syracuse
3 Bedroom/2 Bath,
1,188 Sq Ft
Cute Bungalow
\$73,000

HUD Listings

Grab Your Phone And Dial (315) 695-6434



7380 Kirkville Rd, E Syracuse
5 Bedroom/1.5 Bath,
1,398 Sq Ft
Over 1.5 Acres
In Ground Pool
\$60,000



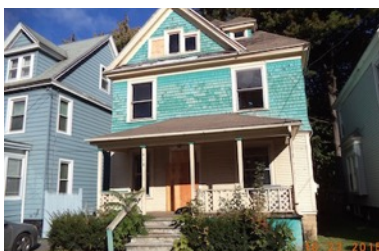
124 Jasper St, Syracuse
2 Bedroom/1 Bath,
1,100 Sq Ft
Perfect Single Family
Rental Unit
\$27,000



104 Matty Ave, Mattydale
3 Bedroom/1.5 Bath,
1,118 Sq Ft
Good Condition
Detached Garage
\$79,000



848 W Lafayette Ave,
Syracuse
3 Bedroom/2 Bath,
924 Sq Ft
Cute Income Property
\$34,000



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



23 Mechanic St, Baldwinsville
3 Bedroom/1 Bath,
932 Sq Ft
Built Ins and Natural
Woodwork
\$59,000

HUD Listings

Grab Your Phone And Dial (315) 695-6434



21 Lincoln Rd, N Syracuse
3 Bedroom/1 Bath,
864 Sq Ft
In Ground Pool and a Large
Fenced in Back Yard
\$65,000



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



119 Merrell Rd, Syracuse
4 Bedroom/1.5 Bath,
1,152 Sq Ft
.58 Acres in Strathmore
\$52,000



817 Matty Ave, Mattydale
4 Bedroom/2 Bath,
1,619 Sq Ft
Large Single Family Home
Great Sized Bedrooms
\$62,100



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
\$75,047



5627 Irish Ridge Rd,
Durhamville
3 Bedroom/1 Bath,
1,477 Sq Ft
2.02 Acres
\$110,000



708 W Liberty St, Rome
5 Bedroom/2 Bath,
2,194 Sq Ft
Natural Woodwork
\$74,000



10 Nichols Ln, Clinton
4 Bedroom/2 Bath,
1,488 Sq Ft
Private Neighborhood Street
Large Back Deck
\$150,000



179 North St, Cleveland
4 Bedroom/1 Bath,
1,366 Sq Ft
Large Enclosed Front Porch
\$45,000

HUD Listings

Grab Your Phone And Dial (315) 695-6434



304 Pine St, Fulton
3 Bedroom/1 Bath,
994 Sq Ft
Screened in Front Porch
\$34,000



5949 Pony Ln, Cicero
3 Bedroom/2 Bath,
1,748 Sq Ft
Nice Brick Detailing
\$82,000



1 Race St, Rome
4 Bedroom/1 Bath,
1,144 Sq Ft
Detached 1 Car Garage
Corner Lot
\$40,000



92 Roosevelt Rd, Cleveland
3 Bedroom/2 Bath,
1,456 Sq Ft
Nice Ranch in a Rural Setting
\$117,000



710 N Highland Ave, East
Syracuse
2 Bedroom/1 Bath,
704 Sq Ft
Rehab Needed
\$44,000



2045 St Rt 31, Port Byron
2 Bedroom/2 Bath,
1,996 Sq Ft
Large Farmhouse With Barn
\$56,000

HUD Listings

Grab Your Phone And Dial (315) 695-6434



8754 E Patrol Rd, Lysander
3 Bedroom/1.5 Bath,
1,709 Sq Ft
Needs Some Renovations
Large Back Windows
\$115,000



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 Charming That Needs
Some Work
\$67,500



8313 Westmoreland Rd,
Whitesboro
3 Bedroom/1.5 Bath,
1,440 Sq Ft
1.42 Acres
\$63,773



519 William St, Rome
4 Bedroom/2 Bath,
1,888 Sq Ft
Plenty of Space With an
In Ground Pool
\$60,000



1929 Butterfield Ave, Utica
4 Bedroom/1.5 Bath,
1,560 Sq Ft
Renovate to Make
it Your Own
\$70,000

HUD Listings

Grab Your Phone And Dial (315) 695-6434

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



157 Verda Ave, North
Syracuse
3 Bedroom/1.5 Bath,
1,369 Sq Ft
Excellent Condition
\$80,000



5705 Williamson Pkwy
5 Bedroom/1.5 Bath,
1,632 Sq Ft
Spacious Raised Ranch
\$109,000



363 S Railroad St, Parish
4 Bedroom/2 Bath,
2,052 Sq Ft
Large Rural Property
\$68,000



242 St Rt 176, Hannibal
3 Bedroom/1 Bath,
1,643 Sq Ft
Large Barn & 6 Acres
\$73,000



1358 Teall Ave, Syracuse
2 Bedroom/1 Bath,
1,424 Sq Ft
Charismatic Bungalow
\$58,000



3205 Rt 11, Lafayette
2 Bedroom/1 Bath,
1,064 Sq Ft
Rehab Special with
Wood Floors
\$69,000

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



5150 Belcher Rd, Taberg

*Coming
Soon!*



144 Hixson Ave, Syracuse



5160 Brown Rd, Verona



219 S Dolores Terr, N Syracuse



105 JCA Rd, Hastings



316 Cannon St, Syracuse



226 Erickson St, Syracuse



6022 S Salina St, Syracuse



126 Charmouth Dr, Syracuse



222 Garden City Drive, Mattydale



3382 McConnellsville Rd,
Blossvale

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
\$124,900



627 Breman Ave, Mattydale
2 Family Home
4 Bedroom/2 Bath
1,680 Sq Ft
Corner Fenced in Lot
\$79,900



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
\$79,900



106 Cherry St, Phoenix
2 Units, 4 Bedroom/2 Bath
2,308 Sq Ft
Large Upper and Lower
Apartment
\$69,900



248 Lilac St, Syracuse
2 Units, 3 Bedroom/2 Bath
1,158 Sq Ft
Completely Remodeled
Front and Back Units
\$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



6887 Jones Rd, Syracuse
7,500 Sq Ft
Zoned Commercial
Located Near Thruway Exit 39
and Route 690
\$199,900



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

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

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



00 Chestnut St, Phoenix
1.68 Acres
190' x 384'
Residential Area
\$21,000



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

Come In Anytime to Grab a ***FREE*** Special Bonus!



Our ***Bonus*** Table
Contains:

- Motivational Artwork
- Chapstick
- Soup Mugs
- Hats
- Hoodies
- T-Shirts

We Have **Seasonal**
Items Such As:

- Seeds
- Honey
- Maple Syrup
- Snow Brushes
- Rock Salt
- Umbrellas



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

March's Real Estate Event Titled: "The 7 Proven Steps to Buying a Property"



What:

The 7 Proven Steps to Buying a Property

When:

March 15, 2016
7PM-8:30PM

Where:

Adolfi Real Estate
75 State St
Phoenix, NY

This Event Will End Your Home Buying Frustration!

- Getting Pre-Qualified
- Finding a "Good" Realtor
- Searching for a Home
- Previewing the Home
- Evaluating the Property
- Negotiating the Best Deal
- Inspections and Closing

*****ONLY 12 SPOTS AVAILABLE*****

Call Today to Reserve Your Spot!

(315) 695-6434