



Housing Development Fund Corp.

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**SMALL HOMES REHAB – NYCHA PROGRAM
PROPERTY INFORMATION SHEET**

197-18 116th Avenue
St. Albans, NY 11412

PROPERTY OVERVIEW

Community Board 12
Two-Story, Single Family Home
3 Bedrooms, 1 ½ Bathrooms
1,152 Square Feet
Built in 1925
Side Driveway & Garage
Lot Size: 2,800 Square Feet

PRELIMINARY SCOPE OF WORK*

**subject to change*

FIRST FLOOR

Kitchen

New cabinets, countertop & sink
New range, range hood, dishwasher &
refrigerator
New ceramic tile floor

Living, Dining & Sitting Rooms

New hardwood floors in all rooms

Half Bathroom

New toilet, vanity & sink
New ceramic tile floor

SECOND FLOOR

Three Bedrooms

New hardwood floors in all rooms

Full Bathroom

New tub, shower, toilet, vanity & sink
Medicine cabinet & bathroom accessories
New ceramic tile walls & floor

EXTERIOR SPACE

New roof
New siding

ADDITIONAL INTERIOR FEATURES

New interior walls throughout
New doors & windows throughout
New electrical system
New heating system
New domestic plumbing
Unfinished cellar (*not for habitation*)
Washer/dryer connection

HEALTHY HOME FEATURES

*Enterprise Green Communities certified additions for
healthier & sustainable home living & operation*
Low/no VOC paint & wood finishes
Advanced low-flow plumbing fixtures
Digital thermostat
Energy efficient appliances & light fixtures
Energy efficient doors & windows
High efficiency direct vent boiler & hot water tank
Cooler roofing system
Spray foam insulation

OTHER FEATURES

UDAAP tax exemption
Must be owner-occupied
Resale restriction for twenty years