

7 Orangetown Drive

Liverpool, NY 13090

"Living the dream" is just one house away. Located on a quiet cul-de-sac and bordering a scenic wetlands in the rear, 7 Orangetown Drive offers both tranquility and convenience. Although just minutes to Liverpool High School, Wegmans and a plethora of shops and restaurants, the setting of this 3 bedroom 2.5 bath colonial, tucked away in newer Bayberry, offers a peaceful oasis at the end of the day. Unwinding is easy when there's two comfortable living spaces on the first floor and an additional finished basement getaway. Company will never go hungry with the oversized twin refrigerator and freezer. In summer weather, take advantage of the spacious patio and fire pit in the back. Updates throughout make this a move-in ready home only awaiting your personal touches!



Financing Notes	FHA REG Fixed Rate	VA Fixed Rate	CONV Fixed Rate
Sales Price	\$234,900	\$234,900	\$234,900
% Down	3.50%	0.00%	10.00%
First Loan	\$230,644	\$239,950	\$211,410
Term	30 Years	30 Years	30 Years
Rate	4.625%	4.750%	4.750%
APR*	5.985%	5.147%	5.227%

CASH TO CLOSE

Down Payment	\$8,222	\$0	\$23,490
Closing Costs	\$5,224	\$4,834	\$5,044
Prepays/Impounds	\$9,328	\$9,826	\$9,302
Total \$ Required	\$22,774	\$14,660	\$37,836

HOUSING EXPENSE

First Loan P & I	\$1,186	\$1,252	\$1,103
Taxes, Ins & MI	\$1,010	\$849	\$927
Total Monthly Pmt	\$2,195	\$2,101	\$2,029

INCOME TO QUALIFY

Income Guide	\$7,080	\$7,240	\$6,150
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*APR = Annual Percentage Rate



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