

817 Meadowbrook Drive

Syracuse, NY 13224



You won't find anything more open, yet compact, than this low-maintenance brick ranch in the Meadowbrook neighborhood near Barry Park. Offering 3 bedrooms, living/dining combo, eat-in kitchen, with built-ins and storage space tucked away throughout, this home is the complete package. Never get caught in the rain as the covered breezeway is attached to the garage. The pet-friendly fenced-in patio will be attractive to four-legged friends and homeowners alike. Easy, simple living will leave you with extra time to actually do the things that YOU love to do! Enjoy the grassy park out front without mowing responsibilities, as it is maintained by the city! Only minutes to Syracuse University, the Food Co-op, and other shopping and amenities you can easily run your errands and discard your car.



Pei Lin Huang
Broker Associate
30HU0661857

Direct 315-474-1899
Office 315-701-6971
Fax 866-662-9393

PeiLinTeam@YourCNYhome.com



Keller Williams Syracuse

5701 Enterprise Parkway
East Syracuse NY 13057



Ann Coyne
Loan Officer
NMLS#32960

Office 315-418-4249
Cell 315-391-4494
Fax 315-418-4309

acoyn@paragonhomeloans.com
www.paragonhomeloans.com/acoyn

Paragon Home Loans, Inc.

5010 Campuswood Drive 205
East Syracuse NY 13057



Financing Notes	FHA REG Fixed Rate	VA Fixed Rate	CONV Fixed Rate
Sales Price	\$134,900	\$134,900	\$134,900
% Down	3.50%	0.00%	10.00%
First Loan	\$132,456	\$137,800	\$121,410
Term	30 Years	30 Years	30 Years
Rate	5.375%	5.375%	5.375%
APR*	6.867%	5.830%	5.921%

CASH TO CLOSE			
Down Payment	\$4,722	\$0	\$13,490
Closing Costs	\$3,849	\$3,404	\$3,784
Prepays/Impounds	\$4,092	\$4,408	\$4,068
Total \$ Required	\$12,663	\$7,812	\$21,342

HOUSING EXPENSE			
First Loan P & I	\$742	\$772	\$680
Taxes, Ins & MI	\$446	\$354	\$399
Total Monthly Pmt	\$1,188	\$1,126	\$1,078

INCOME TO QUALIFY			
Income Guide	\$3,830	\$2,750	\$3,270

*APR = Annual Percentage Rate



This is informational only and should not be relied upon by you. Keller Williams Syracuse is not a mortgage lender. Contact Paragon Home Loans, Inc. to learn more about your eligibility for its mortgage products. Licensed Mortgage Banker - NYS Department of Financial Services NMLS#33052 This financing is designed to assist you in selecting the loan program that most closely suits your budget. Financing is shown for comparison only. This is not an offer of credit or commitment to lend. Loans are subject to buyer/property qualification. Rates/fees are subject to change without notice. Cash reserves may be required for some conventional loans.