

## Mohawk Towne & Country - Detail Sheet

Status: Active  
 Address: 10 W. Main St.  
 City/Town: Fonda, NY  
 County: Montgomery  
 School District: Fonda-Fultonville

Closing Date: \_\_\_\_\_  
 Village: \_\_\_\_\_  
 Locale: \_\_\_\_\_  
 Projected School: \_\_\_\_\_

List Price: \$ 64,500.00  
 Orig price: \$ 64,500.00  
 Sold Price: \_\_\_\_\_  
 Map: x  
 Sytle: old style  
 Model: Commercial

Room	B	1	2	3	FRP
Living Rm:			1		
Dining Rm:					
Kitchen:			1		
Family Rm:					
Bedroom:			1		
Full Bath:			1		
Partial Bath:		1			
Kitchen Type:	<u>eat-in</u>				



Basement: Full      Roof: Built-up  
 Attic: 3rd floor      Exterior: Brick  
 Laundry: 2nd-hallway      Off St Parking: yes  
 Garage: 1 stall      Condition: good  
 Amenities: 2nd floor apartment has been re-done, all utilities are updated.

Home Age: 1800+/-  
 Handicap: \_\_\_\_\_  
 Above GR SqFt: 3594

Interior Features: original tin ceiling, original woodwork, hardwood floors

Survry: \_\_\_\_\_  
 Acres: \_\_\_\_\_

Exterior Features: 2nd floor porch

Wooded: \_\_\_\_\_  
 Tillable: \_\_\_\_\_  
 Wet Lands: \_\_\_\_\_  
 Soils: \_\_\_\_\_

Appliances: Kitchen appliances

Barns: \_\_\_\_\_  
 Outbldgs: singel garage  
 Other: \_\_\_\_\_

Features: high visibility for business  
 Lot: 24' x 125' (Village)  
 Description: level

**Utilities:**

Heat System: hot air  
 Heat Fuel: Natural gas & electric  
 Fuel Cost: \_\_\_\_\_  
 Cooling: \_\_\_\_\_  
 Water: Village  
 Sewer/Septic: Village

**Annual Taxes:**

General: \$921.00  
 School: \$1,105.00  
 Village: \$481.00  
 Total: \$2,507.00  
 Spec Assess: \_\_\_\_\_  
 SBL #: 35.11-2-21

**Offering Terms:**

Cash Only: x  
 Bank Terms: \_\_\_\_\_  
 Owner Terms: \_\_\_\_\_  
 Deposit: \$2,500

Remarks: Nice older turn of the century building, that used to house a paper supply business; Modern 2nd floor apartment, and 3rd floor storage. Original tin ceilings give this place an historic touch. Utilities are updated, and in good repair. Great traffic exposure to start up a business with living quarters - all in one !

Directions: Route 5 East (from Palatine Bridge), to Fonda, through the light, across from the Post Office.