

Mohawk Towne & Country - Detail Sheet

Status: Active
 Address: 200 Canal St.
 City/Town: Fort Plain
 County: Montgomery
 School District: Fort Plain

Closing Date:
 Village: Fort Plain
 Locale:
 Projected School:

List Price: \$ 112,500.00
 Orig price: \$ 129,500.00
 Sold Price:
 Map:
 Sytle: Brick Business
 Model:

Room	B	1	2	3	FRP
Living Rm:			2		
Dining Rm:			2		
Kitchen:			2		
Family Rm:					
Bedroom:			4		
Full Bath:			2		
Partial Bath:		1			
Kitchen Type:	2-eat-in				

Basement: Slab
 Attic: full
 Laundry: 2nd floor shared
 Garage:
 Amenities: First floor is Business area
 showroom, workroom, office,
 partial bath, utility.

Roof: Rubber w/aluminum coat.
 Exterior: Brick
 Off St Parking: yes
 Condition: Good

Home Age: 117 yrs, 1880+
 Handicap: yes
 Above GR SqFt: 7,488

Interior Features: 2 apartments, in good cond.

Survey:
 Acres:

Exterior Features: 2 full porches on 2nd floor,
 parking in rear & side

Wooded:
 Tillable:
 Wet Lands:
 Soils:

Appliances:
 Features: attic remnants of Canal Days
 Lot: 55' x 132'
 Description: level

Barns:
 Outbldgs:
 Other:



Utilities:

Heat System:
 Heat Fuel: natural gas
 Fuel Cost:
 Cooling:
 Water: Village
 Sewer/Septic: Village

Annual Taxes:

General: \$1,364
 School: \$2,586
 Village: \$814
 Total: \$4,764
 Spec Assess: Sewer usage
 SBL #: 46.38-1-5

Offering Terms:

Cash Only: x
 Bank Terms:
 Owner Terms:
 Deposit: \$3,000

Remarks: Ground floor business is a stove shop, rent (lease 6 months) \$400, tenants pay utilities & heat; 2 apartments rent for \$400 per month each, with a shared laundry. Tenants pay heat & utilities. 200 amp electric service;

Directions: Route 5s to Fort Plain, left at light, right on to Canal St, edge of town on right (sign) was a clock shop by owner