

## Mohawk Towne & Country - Detail Sheet

Status: Active  
 Address: 173 Otsquago Club Rd  
 City/Town: Fort Plain, NY  
 County: Montgomery  
 School District: Fort Plain

Closing Date:  
 Village:  
 Locale:  
 Projected School:

List Price: \$ 139,900.00  
 Orig price: \$ 149,900.00  
 Sold Price:  
 Map: yes  
 Sytle: Bungalow - lg.  
 Model: frame single sty

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

Basement: concrete  
 Attic: pull down  
 Laundry: room  
 Garage: none  
 Amenities: hardwood floors, stone fireplace, ceiling fans,  
 Roof: architect. shingles  
 Exterior: batten board  
 Off St Parking: yes, handicapped  
 Condition: good

Home Age: 1920  
 Handicap: yes  
 Above GR SqFt: 1724

Interior Features: newly sheet rocked, painted, see amenities

Survey: 4.9+

Exterior Features: landscaped, storage shed fenced, enclosed front porch presently used for shop.

Wooded: most of 3 acres  
 Tillable:  
 Wet Lands:  
 Soils:

Appliances: stove, refrigerator

Barns:  
 Outbldgs: storage shed.  
 Other:

Features:  
 Lot: 4.9 acres\*  
 Description: level, access to riverfront, borders stream



### Utilities:

Heat System: hot air  
 Heat Fuel: Oil  
 Fuel Cost:  
 Cooling:  
 Water: drilled well 32'  
 Sewer/Septic: 1000 gal. concrete

### Annual Taxes:

General: 2494 & 17  
 School: 1473 & TBD  
 Village:  
 Total:  
 Spec Assess:  
 SBL #: 29.-1-25.2; SBL# 29.-1-25.1

### Offering Terms:

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

Remarks: 2 parcels: 1.8 Acres; 3.1 Acres ( \$50 /yr to have access to riverfront usage - boats, etc.)  
 assesment \$89,000, 1.8 acres (home), 3.1 acres, goes under culvert in back.  
 Excellent location, private, riverfront access, across street pkg. Home in mint cond., appears small, but very spacious.

Directions: