

Mohawk Towne & Country - Detail Sheet

Status: **Active**
 Address: **268 Dygert Rd**
 City/Town: **Canajoharie, NY**
 County: **Montgomery**
 School District: **Canajoharie, NY**

Closing Date:
 Village:
 Locale:
 Projected School:

List Price: **\$ 299,500.00**
 Orig price: **\$ 299,500.00**
 Sold Price:
 Map: **yes**
 Sytle: **Old style**
 Model: **Farmhouse**

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

Basement: **full** Roof: **asphalt shingled**
 Attic: **full** Exterior: **vinyl**
 Laundry: Off St Parking: **yes**
 Garage: **none** Condition: **good**
 Amenities: **ceiling fans, hardwood, wideboard floors, original woodwork (most)**

Home Age: **1880**
 Handicap:
 Above GR SqFt: **1872**

Interior Features: **Center Hall, original staircase, muc room,**

Survry:
 Acres: **107.1**

Exterior Features: **over 1500 ft. frontage**

Wooded: **10**
 Tillable: **60+ (estimate)**

Appliances: **optional to owner**

Wet Lands: **24.6 WRP**
 Soils: **Burdette, darien, Ilion, manda field crops, clay**

Features:
 Lot: **107.10 acres**
 Description: **level, see desc.**

Barns: **32' x 72' concrete walls**
 Outbldgs:
 Other: **dug well to barn**



Utilities:
 Heat System: **Hot air (new)**
 Heat Fuel: **wood pellet**
 Fuel Cost:
 Cooling:
 Water: **drilled 100+ (4 wells)**
 Sewer/Septic: **1000 gal concrete**

Annual Taxes:
 General: **\$1,612.81**
 School: **\$2,223.62**
 Village:
 Total: **\$3836.43***
 Spec Assess:
 SBL #: **93.-1-14**

Offering Terms:
 Cash Only: **x**
 Bank Terms:
 Owner Terms:
 Deposit: **\$5,000**

Remarks: **septic pumped 2009; roof - 2 yrs old, 100 amp circuit breakers, woodstove in mudroom, home needs some work, rooms are large, with plenty of storage space throughout enitre home.
 *TAXES are without STAR or the Ag Exemption (wetlands as well)**

Directions: **Route 10 South to Marshville, bear right on Marshville Rd, bear left on Dygert, up the small hill, Dygert Rd makes a sharp right hand turn at top of hill, home on the left, white with red barn in back.**