

Mohawk Towne & Country - Detail Sheet

Status: Active
 Address: 1568 Baum Rd.
 City/Town: St. Johnsville, NY
 County: Montgomery
 School District: St. Johnsville, NY

Closing Date: _____
 Village: _____
 Locale: _____
 Projected School: _____

List Price: \$ 149,900.00
 Orig price: \$ 239,900.00
 Sold Price: _____
 Map: yes
 Sytle: Ranches
 Model: Frame & DW

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

Basement: concrete Roof: Asphalt Shingle
 Attic: _____ Exterior: Wood
 Laundry: Bath & base. Off St Parking: yes
 Garage: 2 attached Condition: Very Good
 Amenities: ceramic tile, chair rail, french door
Country Kitchen, built-in cabinets
walk-in closets, wall to wall carpet

Home Age: _____ 30
 Handicap: _____
 Above GR SqFt: Ranch 1800

Interior Features: Humidifier, paddle fan, sump pump

Survry: yes
 Acres: _____ 25

Exterior Features: Deck, lighting, porch

Wooded: _____
 Tillable: _____
 Wet Lands: _____
 Soils: _____

Appliances: Range w/oven, refrigerator, dish-washer
 Features: sidewalk
 Lot: 1 + Acre (22+ add'l avail. \$39,900)
 Description: level, landscaped, treed.

Barns: _____
 Outbldgs: _____ 1
 Other: _____



Utilities:

Heat System: Hot water basebord/ stov
 Heat Fuel: liquid propane
 Fuel Cost: _____
 Cooling: _____
 Water: Drilled Well
 Sewer/Septic: Septic

Annual Taxes:

General: _____ \$2,609
 School: _____ \$2,707.00
 Village: _____
 Total: _____ \$5,316
 Spec Assess: taxes based on 25 total acres.
 SBL #: _____ 10/1/2014

Offering Terms:

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

Remarks: Property consists of a 5 BD Ranch,
family room is T/G Pine with gas stove insert, extra pitch support on main home
roof for snow. Additional 22+ Acres woods (oak,maple cherry, hickory,pine, etc. available for \$39,900)

Directions: Route 5 west to right on Rte 67 (Turnpike Rd), left on Burrell Rd, immediate left into driveway on Baum Rd. (sign)