

## 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)