

Mohawk Towne & Country - Detail Sheet

Status: **SOLD**
 Address: **800 Phillips Rd**
 City/Town: **Fort Plain, NY**
 County: **Herkimer**
 School District: **Fortt Plain**

Closing Date: **2/18/2010**
 Village:
 Locale:
 Projected School:

List Price: **\$ 69,900.00**
 Orig price: **\$ 75,500.00**
 Sold Price: **\$68,900 ****
 Map: **yes**
 Sytle: **Ranch**
 Model: **Double wide**

Room	B	1	2	3	FRP
Living Rm:		1			PS
Dining Rm:		area			
Kitchen:		1			
Family Rm:					
Bedroom:			2		
Full Bath:			2		
Partial Bath:					
Kitchen Type:	Country				

Basement: **slab** Roof: **Asphalt Shingle**
 Attic:
 Exterior: **Vinyl**
 Laundry: **off Kitchen** Off St Parking: **yes**
 Garage: **2 stall detached** Condition: **Good**
 Amenities: **wood cabinets, good size closets**
Thermo paned windows, sliding
glass doors on garage end

Home Age: **1992 Titan**
 Handicap:
 Above GR SqFt: **1056**

Interior Features: **Pellet Stove**
paddle fans,

Survry: **yes**
 Acres: **5**

Exterior Features: **Pond, tree house for kids,**
garden, fruit trees & bushes
Patio, deck

Wooded: **approx. one quarter**
 Tillable:
 Wet Lands:
 Soils:

Appliances: **Stove, refrigerator**
dishwasher
 Features: **stone driveway**
 Lot: **5 acres**
 Description: **mostly level**

Barns:
 Outbldgs: **Kenel, shed,**
 Other:



Utilities:

Heat System: **hot air**
 Heat Fuel: **oil/kerosene mix**
 Fuel Cost:
 Cooling:
 Water: **drilled well**
 Sewer/Septic: **Septic**

Annual Taxes:

General: **\$528.19**
 School: **\$778.30 (with exemptions)**
 Village:
 Total:
 Spec Assess:
 SBL #: **129.3-3-25**

Offering Terms:

Cash Only: **x**
 Bank Terms:
 Owner Terms:
 Deposit: **\$1,000**

Remarks: **Nice Doublewide has had some redeling (may need a few finishing touches & minor repairs) quiet spot, beautiful views, Large full deck off the rear of home, 22' x 30' double garage; Home is 24' x 44'. drainage lines still in place and room for a Sale price **\$68,900 with \$3900 Seller's concessions**

Directions: **Route 80 South out of Fort Plain, approx 4-5 miles to right turn on Phillips Rd, go up past the 4 corners about 1/4 mile on**