

Mohawk Towne & Country - Detail Sheet

Status: Active
 Address: 4997 St. Rte 167
 City/Town: Little Falls, NY
 County: Herkimer
 School District: Little Falls, NY

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

List Price: \$ 189,900.00
 Orig price: \$ 189,900.00
 Sold Price: _____
 Map: _____
 Sytle: Ranch
 Model: Stick built

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

Basement: Concrete Roof: Asphalt shingles
 Attic: _____ Exterior: Vinyl
 Laundry: Basement Off St Parking: yes
 Garage: Att. 2 stall Condition: Very good
 Amenities: Ceiling fans, air conditioning
water conditioners,
matchless fireplace (propane)

Home Age: 1955
 Handicap: no
 Above GR SqFt: 1749 sq. ft.

Interior Features: Picture Window, Cherry Kitchen
many closets, finished
Hardwood floors

Survey: _____
 Acres: 1.10 acres

Exterior Features: porches, landscaping
gardens,

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

Appliances: Stove, Refrigerator
 Features: landscaping
 Lot: 1.10 acres
 Description: level to sloped

Barns: _____
 Outbldgs: _____
 Other: _____



Utilities:

Heat System: Hot Air
 Heat Fuel: Oil , propane
 Fuel Cost: _____
 Cooling: central A/C
 Water: 250' +/- drilled well
 Sewer/Septic: septic

Annual Taxes:

General: \$929
 School: \$2,100
 Village: _____
 Total: \$3,100
 Spec Assess: _____
 SBL #: 115.3-1-7; 115.3-1-8 adj lot

Offering Terms:

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

Remarks: Beautiful Country home, scenic overlook of the Valley; spacious, bright rooms, plentiful storage,
Large basement holds 2 car garage, Home is in "mint" condition.

Directions: Route 5 West to Light (just outside Little Falls - Rte 167) right on 167 at light, home up on the left
JUST BEFORE the Scenic Overlook.