

Mohawk Towne & Country - Detail Sheet

Status: **Active**
 Address: **140 Failing Hill Rd,**
 City/Town: **Palatine Bridge, NY**
 County: **Montgomery**
 School District: **Canajoharie**

Closing Date:
 Village:
 Locale:
 Projected School:

List Price: **\$ 210,000.00**
 Orig price: **\$ 210,000.00**
 Sold Price:
 Map: **yes**
 Sytle: **Ecclectic**
 Model: **Cape style**

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

Basement: **Full** Roof: **Ashpalt shingle**
 Attic: Exterior: **aluminum**
 Laundry: **Basement** Off St Parking:
 Garage: **3 car detached** Condition: **Very Good**
 Amenities: **Ceramic tile, chair rail, skylight,
 french door, country kitchen,
 cabinets, walk-in closets,
 wood floors, FP insert, w/w carpet**

Home Age: **61**
 Handicap:
 Above GR SqFt: **1200**

Interior Features: **paddle fans, cable hook-up
 totally remodelled**

Survry:
 Acres: **2**

Exterior Features: **Barn, garden, outbldg,
 screened porch**

Wooded: **part.**
 Tillable:
 Wet Lands:
 Soils:

Appliances: **Range w/oven, Refrigerator,
 Dishwasher, washer/dryer**

Barns:
 Outbldgs: **cement barn**
 Other:



Features:
 Lot: **2.2 acres**
 Description: **level to rolling**

Utilities:

Heat System: **Hot Air**
 Heat Fuel: **Oil & Wood**
 Fuel Cost:
 Cooling:
 Water: **Drilled Well**
 Sewer/Septic: **Septic**

Annual Taxes:

General: **\$1,285**
 School: **\$1,605**
 Village:
 Total: **\$2,890 w/o exempt.**
 Spec Assess:
 SBL #: **63.-1-31 (-33)**

Offering Terms:

Cash Only: **x**
 Bank Terms:
 Owner Terms:
 Deposit: **\$3,000**

Remarks: **Lovely home, totally redone with 3rd floor knotty pine bedroom, large eat-in kitchen, quiet neighborhood, 3 car garage, la**

Directions: **From Palatine light,, Rte 5 West, just after motel, turn left, 1/3 way up the hill, (side hill alternative access)**