

Property Type Income



**MOHAWK**  
Towne & Country Realty

5696 St Hwy 5, Palatine Bridge, New York 13428  
Phone: 518-673-5482 Fax: 518-673-5816



Status:	Active	Closing Date:		DOM:		Basement:	Full
Address:	17 Lydius St	List Price:	\$89,900	Exterior:	Masonite shingles	Windows:	storms & screens
City/Town:	Fort Plain, NY	Village:	Fort Plain	Org Price:	\$89,900	Roof:	Rubber
County:	Montgomery	Locale:		Sld Price:		Garage:	2 detached
School Dist:	Fort Plain, NY	Projected School:		Map:	46.46-1-33	Style:	Colonial

	Unit Loc	#RM	#BR	FB/PB	OCC	Avail	M Rent	Owner Furnishers	Appliances
Unit 1:	2	4	1	1	yes		430	HW, sewer, heat, trash removal	Stoves: 3
Unit 2:	1	5	1	1	yes		420	HW, sewer, heat, trash removal	Refrigerators: 3
Unit 3:	1	4	1	1	yes		375	HW, sewer, heat, trash removal	Dishwashers:
Unit 4:									Washers:
Unit 5:									Dryers:
Unit 6:									A/C:
Unit 7:									Age: 99
Unit 8:									

Remarks:	well maintained (owners across street), spacious, french doors, private porches, nice yard, lg driveway, history of long term tenants, rent with heat, 2 apts only,	Condition:	good
		Lot Size:	52 x 133
		Description:	level
		Acres:	
Directions:	Fort Plain, to Canal St, left on Lydius st, thru 4 corners, home 2nd on left.	Above Gr SqFt:	2000
		Below Gr SqFt:	
Heat Sys:	hot water	Cooling:	
Heat Fuel:	elec, nat'l gas	Water:	Village
		Sewer:	Village

Expenses		Annual Taxes		Annual Income	
Oil:		General:	941	Rental:	14,700
Electric:		Village:	555	Other:	
Gas:		School:	1725	Total:	
Water:		Spec Assess:		Offering Terms:	
Sewer:		Possession:	closing	Assum Mtg:	
Total Taxes:				Balance:	
Insurance:				Rate:	
Misc:					