

Mohawk Towne & Country - Detail Sheet

Status:	SOLD	Closing Date:	4/4/2011	List Price:	\$ 45,000.00
Address:	62 Division St			Orig price:	\$ 58,500.00
City/Town:	Fort Plain	Village:	Fort Plain	Sold Price:	36,500
County:	Montgomery	Locale:		Map:	yes
School District:	Fort Plain	Projected School:		Stytle:	colonial,
				Model:	2 family

Room	B	1	2	3	FRP
Living Rm:		2			
Dining Rm:		1			
Kitchen:		2			
Family Rm:					
Bedroom:			3		
Full Bath:					
Partial Bath:		1	2		
Kitchen Type:	Both eat-in				



Basement:	separate	Roof:	Metal
Attic:		Exterior:	Aluminum
Laundry:	in Kitchens	Off St Parking:	yes
Garage:	2 attached	Condition:	good, few repairs n
Amenities:	Built-in cabinets, walk in closets, hardwood floors,		

Home Age:	142
Handicap:	
Above GR SqFt:	2121

Interior Features:	Unit 2, range, refrigerator washer & dryer
	Unit 1 (see remarks)

Survey:	Village
Acres:	

Exterior Features:	sidewalk, gardens,paved paved driveway
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Wooded:	
Tillable:	
Wet Lands:	
Soils:	

Appliances:	Unit one (other)
	Unit 2 range, refrigerator

Barns:	
Outbldgs:	
Other:	

Features:	washer & dryer
Lot:	58' x 95'
Description:	treed, landscaped

Utilities:	
Heat System:	Hot Air, zoned
Heat Fuel:	natural gas
Fuel Cost:	
Cooling:	
Water:	Village
Sewer/Septic:	Village

Annual Taxes:	
General:	\$938 w/exempt
School:	\$1,640
Village:	\$490
Total:	\$3,069
Spec Assess:	\$185 per unit per year, sewer
SBL #:	46.45-2-26

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

Remarks: In unit one, tenant owns a few appliances. Separate water, heat, electric, etc. insulated, well maintained, may need a few repairs from wear, tenant(front apt) pays less rent but helps maintained the property.
*Property sold with \$2,190 seller's concessions

Directions: Route 5s to Ft. Plain bridge, left at light thru business district, bear (hairpin) right at fork where Main St., & Route 80 meet, but make a HARD right onto Division) Division is a one way street.

