

Mohawk Towne & Country - Detail Sheet

Status: Active
 Address: 36 Lydius St
 City/Town: Fort Plain, NY
 County: Montgomery
 School District: Fort Plain, NY

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

List Price: \$ 65,500.00
 Orig price: \$ 79,900.00
 Sold Price: _____
 Map: x
 Sytle: Colonial Brick
 Model: _____

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

Basement: full, root cellar Roof: Asphalt Shingled
 Attic: _____ Exterior: Brick
 Laundry: _____ Off St Parking: _____
 Garage: _____ Condition: good
 Amenities: Center Hall stairs, Pantry in Kitchen

Home Age: 80+
 Handicap: _____
 Above GR SqFt: 1572

Interior Features: hdwd floors, original wood
Lots of room to convert to a single famiy (or B & B?)
addition in rear of house

Survry: _____
 Acres: _____

Exterior Features: front & back porches

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

Appliances: _____
 Features: _____
 Lot: 75' x 130'
 Description: level to slope

Barns: See LOT sheet Garage
 Outbldgs: _____
 Other: _____



Utilities:

Heat System: Hot water
 Heat Fuel: natural gas
 Fuel Cost: _____
 Cooling: _____
 Water: Village
 Sewer/Septic: Village sewer

Annual Taxes:

General: _____
 School: _____
 Village: _____
 Total: TBD*
 Spec Assess: Sewer usage \$185.
 SBL #: _____

Offering Terms:

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

Remarks: Electric is fuses, building has always been used as a Church Rectory (was Wells House years ago)
Any sale written must say "Sale is subject to Court Approval". (House presently has 2 offices)
*Taxes to be determined by sale price, has always been exempt for Church. Add'l lot can be purchased for yard

Directions: Route 5s to Fort Plain bridge, left at bridge, bear right on to Upper Main St., right on West St, to Green plaza, home next to Lutheran Church on the left. Lot is adjacent.