

## Mohawk Towne & Country - Detail Sheet

Status: <u>Active</u>	Closing Date: <u>                    </u>	List Price: <u>\$ 46,500.00</u>
Address: <u>109 Clinton St.,</u>		Orig price: <u>\$ 46,500.00</u>
City/Town: <u>Sprakers</u>	Village: <u>                    </u>	Sold Price: <u>                    </u>
County: <u>Montgomery</u>	Locale: <u>                    </u>	Map: <u>x</u>
School District: <u>Canajohaire</u>	Projected School: <u>                    </u>	Stytle: <u>old style</u>
		Model: <u>                    </u>

<b>Room</b>	<b>B</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>FRP</b>		
Living Rm:		1				Basement: <u>Full</u>	Roof: <u>Metal</u>
Dining Rm:						Attic: <u>                    </u>	Exterior: <u>asbestos siding</u>
Kitchen:		1				Laundry: <u>no hook-ups</u>	Off St Parking: <u>yes</u>
Family Rm:						Garage: <u>Single</u>	Condition: <u>Common</u>
Bedroom:			2			Amenities: <u>Hardwood floors</u>	
Full Bath:		1					Home Age: <u>1880</u>
Partial Bath:							Handicap: <u>                    </u>
Kitchen Type: <u>Eat-In</u>						Interior Features: <u>Back Hall entrance</u>	Above GR SqFt: <u>984 sq. ft.</u>
							Survey: <u>                    </u>
						Exterior Features: <u>Porches, Fenced yard</u>	Acres: <u>                    </u>
						Appliances: <u>Stove, Refrigerator</u>	Wooded: <u>                    </u>
						Features: <u>                    </u>	Tillable: <u>                    </u>
						Lot: <u>.21 acres (85' x 120')</u>	Wet Lands: <u>* see remarks</u>
						Description: <u>Corner Lot</u>	Soils: <u>                    </u>
							Barns: <u>                    </u>
							Outbldgs: <u>                    </u>
							Other: <u>                    </u>



<b>Utilities:</b>	<b>Annual Taxes:</b>	<b>Offering Terms:</b>
Heat System: <u>Hot Air 4 yrs old</u>	General: <u>\$1,415. 00</u>	Cash Only: <u>x</u>
Heat Fuel: <u>Kerosene</u>	School: <u>                    \$901.24</u>	Bank Terms: <u>                    </u>
Fuel Cost: <u>                    </u>	Village: <u>                    </u>	Owner Terms: <u>                    </u>
Cooling: <u>                    </u>	Total: <u>                    \$2,316.24</u>	Deposit: <u>                    \$1,000</u>
Water: <u>Drilled well</u>	Spec Assess: <u>                    </u>	
Sewer/Septic: <u>Septic, age u/k</u>	SBL #: <u>80.11-1-8</u>	

Remarks: New furnace, Hot water heater (40 gal) and well pump in 2006. Interior improvements & repairs have been made.  
Owner paid cash, did not obtain flood insurance. Need some cosmetic improvements,

Directions: Route 5S East to Sprakers (from Canajoharie) left on Clinton St, home on corner of Clinton & Pearl on left.  
White bottom, Green top. Fenced yard.