

## Mohawk Towne & Country - Detail Sheet

Status: Active  
 Address: 114 Reid St.  
 City/Town: Fort Plain, NY  
 County: Montgomery  
 School District: Fort Plain, NY

Closing Date:  
 Village: Fort Plain  
 Locale:  
 Projected School:

List Price: \$ 89,900.00  
 Orig price: \$ 98,500.00  
 Sold Price:  
 Map: yes  
 Sytle: Cape  
 Model: Frame

| Room          | B       | 1   | 2 | 3 | FRP |
|---------------|---------|-----|---|---|-----|
| Living Rm:    |         | 1   |   |   |     |
| Dining Rm:    |         | 1   |   |   |     |
| Kitchen:      |         | 1   |   |   |     |
| Family Rm:    |         | Den |   |   |     |
| Bedroom:      |         |     | 3 |   |     |
| Full Bath:    |         |     | 1 |   |     |
| Partial Bath: |         | 1   |   |   |     |
| Kitchen Type: | Country |     |   |   |     |

Basement: Full  
 Attic: Crawl  
 Laundry: Off Kitchen  
 Garage: single  
 Amenities: Bilco doors - basement-, Country Kitchen, Built-in cabinets, Walk-in Closet, wall to wall over carpet.

Roof: Asphalt Shingle  
 Exterior: Aluminum  
 Off St Parking: yes  
 Condition: Very Good

Home Age: 118  
 Handicap:  
 Above GR SqFt: 1696

Interior Features: Cable, Paddle Fan, High speed internet acc.

Survry: Village  
 Acres:

Exterior Features: Deck, gardens, lighting, porch

Wooded:  
 Tillable:  
 Wet Lands:  
 Soils:

Appliances: Range w/oven, Rdfrigerator, washer & dryer

Barns:  
 Outbldgs:  
 Other:

Features:  
 Lot: 60' x 370'  
 Description: Level, treed, landscaped, borders Otsquago Creek. (no flooding)



**Utilities:**

Heat System: Hot air  
 Heat Fuel: natural gas  
 Fuel Cost:  
 Cooling:  
 Water: Village  
 Sewer/Septic: Village

**Annual Taxes:**

General: \$927  
 School: \$1,898  
 Village: \$569  
 Total: \$3,412 w/o exemptions  
 Spec Assess: Sewer (\$185) per year  
 SBL #: 45.16-1-9

**Offering Terms:**

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

Remarks: Very tastefully decorated, double closets, original woodwork(painted), Computer den, borders creek, but has never flooded, backyard semi-private, furnace is converted coal, owner says economical to heat.

Directions: Route 5s to left at Ft. Plain light (Route 80 south) to Reid St, home on right, directly across from Catholic Church main entrance by Church. (White with open side porch on right)