

Mohawk Towne & Country - Detail Sheet

Status:	New Price	Closing Date:		List Price:	\$ 79,900.00
Address:	43 Waddell Ave,	Village:		Orig price:	\$ 105,000.00
City/Town:	Ft Plain, NY	Locale:		Sold Price:	
County:	Montgomery	Projected School:		Map:	Yes
School District:	Ft. PlainCentral School			Sytle:	Cape
				Model:	Stick Built

Room	B	1	2	3	FRP
Living Rm:		1			1
Dining Rm:		1			
Kitchen:		1			
Family Rm:					
Bedroom:			2		
Full Bath:		1			
Partial Bath:					
Kitchen Type:	Eat In				

Basement:	Full	Roof:	Asphalt Shingle
Attic:	Full	Exterior:	Vinyl
Laundry:	Basement	Off St Parking:	yes
Garage:	single, 2 story	Condition:	very good
Amenities:	Cedar Closets, Hardwood floors under carpet		

Home Age:	1950
Handicap:	
Above GR SqFt:	1021

Interior Features:	Painted Walls, Accoustic Ceilings, Fireplace, built in cabinets in Dining room.
Exterior Features:	Patio, Sun Porch Auto garage opener,
Appliances:	Any left at time of sale
Features:	Treed
Lot:	60' x 268'
Description:	Level

Survry:	
Acres:	
Wooded:	
Tillable:	
Wet Lands:	
Soils:	
Barns:	
Outbldgs:	
Other:	



Utilities:		Annual Taxes:		Offering Terms:	
Heat System:	Hot Air	General:	\$1,089.56	Cash Only:	x
Heat Fuel:	Oil	School:	\$2,115	Bank Terms:	
Fuel Cost:		Village:	\$1,114.53	Owner Terms:	
Cooling:		Total:	\$4,319.09 w/o exemptions	Deposit:	\$2,000
Water:	Village	Spec Assess:	Sewer, \$185 per year		
Sewer/Septic:	Village	SBL #:	46.13-2-43		

Remarks: Nice clean home, residential location, Attic is large enough for a 3rd bedroom, basement is split up in multi work rooms
Garage has 2 stories, at one time had water, and wood stove

Directions: Rte 5s to Ft. Plain light, turn left on Main ST. (rte 80), left on Rte 163 (at Red Mill bldg), over bridge immediate left to Prospect Hill, right at the top over to Goodrich Ave. (Home on the left - corner of Waddell and Goodrich (sign)
White home, black shutters, garage on left of home.