

## Mohawk Towne & Country - Detail Sheet

Status: Active  
 Address: 20 Berthoud St,  
 City/Town: Nelliston, NY  
 County: Montgomery  
 School District: Ft. Plain, NY

Closing Date: \_\_\_\_\_  
 Village: \_\_\_\_\_  
 Locale: \_\_\_\_\_  
 Projected School: \_\_\_\_\_

List Price: \$ 69,900.00  
 Orig price: \$ 69,900.00  
 Sold Price: \_\_\_\_\_  
 Map: x  
 Sytle: old style  
 Model: 2 story

Room	B	1	2	3	FRP
Living Rm:		1			1
Dining Rm:		1			
Kitchen:		1			
Family Rm:					
Bedroom:			4		
Full Bath:			1		
Partial Bath:		1			
Kitchen Type:	<u>Eat-in</u>				

Basement: full, concrete    Roof: built up coated last year  
 Attic: \_\_\_\_\_    Exterior: clap board  
 Laundry: basement    Off St Parking: yes  
 Garage: none    Condition: Very good  
 Amenities: Ceiling fans, Pellet Stove, Pantry  
off Kitchen, new carpets.  
Open stairs

Home Age: 1920 +  
 Handicap: \_\_\_\_\_  
 Above GR SqFt: 1930 sq. ft.

Interior Features: Rewired 2002; Furnace 5 yrs,  
blown in insulation,  
gas hot water heater

Survry: \_\_\_\_\_  
 Acres: \_\_\_\_\_

Exterior Features: Roof-coated last year. Open  
front porch, Patio in back  
Landscaping

Wooded: \_\_\_\_\_  
 Tillable: \_\_\_\_\_  
 Wet Lands: \_\_\_\_\_  
 Soils: \_\_\_\_\_

Appliances: Stove, refrigerator, (washer/dryer  
optional with price)

Barns: \_\_\_\_\_  
 Outbldgs: \_\_\_\_\_  
 Other: \_\_\_\_\_

Features: \_\_\_\_\_  
 Lot: 50 x 118  
 Description: level



### Utilities:

Heat System: Hot air  
 Heat Fuel: Natural gas  
 Fuel Cost: \_\_\_\_\_  
 Cooling: \_\_\_\_\_  
 Water: public  
 Sewer/Septic: public

### Annual Taxes:

General: \$814.00  
 School: \$1,453.00  
 Village: \$327.00  
 Total: \$2,594 w/out STAR  
 Spec Assess: \_\_\_\_\_  
 SBL #: 46.10-6-13

### Offering Terms:

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

Remarks: Very nice older home that has been re-papered and re-painted inside, nice older Kitchen cabinets, wainscoting,  
new carpet, Small hallway entrance off Kitchen. Great buy at this price.

Directions: Route 5 west to Nelliston, left on Dahlin St, right on Berthoud, home on left just as you turn, goldish tan w/ brown trim.