

## Mohawk Towne & Country - Detail Sheet

Status:	Active	Closing Date:		List Price:	\$ 79,900.00
Address:	4 Franklin Park.			Orig price:	\$ 125,000.00
City/Town:	Canajoharie, NY	Village:		Sold Price:	
County:	Montgomery	Locale:		Map:	yes
School District:	Canajoharie CS Dist.	Projected School:		Stytle:	Raised Ranch
				Model:	stick built

Room	B	1	2	3	FRP
Living Rm:		1			
Dining Rm:					
Kitchen:		1			
Family Rm:	1				
Bedroom:		3			
Full Bath:		1			
Partial Bath:					
Kitchen Type:	Eat-in Dinette area				

Basement:	Full	Roof:	Asphalt shingle 1999
Attic:	Stand up	Exterior:	Vinyl
Laundry:	Basement	Off St Parking:	yes
Garage:	att. under home	Condition:	Very good
Amenities:	Walk-out basement, ceiling fans, stand-up attic, Enclosed Porch		

Home Age:	1973
Handicap:	
Above GR SqFt:	1812 sq. ft.

Interior Features: Ceiling fans, hardwood floors  
hearth in basement for stove

Survey:	Square sub-division
Acres:	

Exterior Features: landscaped

Wooded:	
Tillable:	
Wet Lands:	
Soils:	

Appliances: Stove, refrigerator

Barns:	
Outbldgs:	storage, wood shed
Other:	

Features:  
Lot: 115' x 155'  
Description: level, small amt of water from adjacent stream



Utilities:		Annual Taxes:		Offering Terms:	
Heat System:	Electric, wood	General:	\$1,473.77	Cash Only:	x
Heat Fuel:		School:	\$1,676.34 w/Basic STAR	Bank Terms:	
Fuel Cost:		Village:	\$1,290.49	Owner Terms:	none
Cooling:	none	Total:	\$4,440.50 w/STAR	Deposit:	\$2,500.00
Water:	Village	Spec Assess:			
Sewer/Septic:	Village sewer	SBL #:	63.72-1-19		

Remarks: Very nice home, has been repaired and fixed up, tenant occupied at present needs 24 hour notice to show  
Has dog, Marley) Home is semi-private location in the Village behind other homes.

Directions: From Office: Rte 5 to left over bridge; 2nd lite in Canaoharie, right on Barclay ST, left on Wheelock St, left on to  
Franklin Square, home straight ahead, has columns in front, garage on right side under home,