

Mohawk Towne & Country - Detail Sheet

Status: Deposit
 Address: 10 Goodrich Ave,
 City/Town: Fort Plain, NY
 County: Montgomery
 School District: Fort Plain, NY

Closing Date: 1/29/2010
 Village:
 Locale:
 Projected School:

List Price: \$ 94,500.00
 Orig price: \$ 109,500.00
 Sold Price: \$ 80,000.00
 Map: yes
 Sytle: Ranch
 Model:

Room	B	1	2	3	FRP
Living Rm:		1			
Dining Rm:		1			
Kitchen:		1			
Family Rm:					
Bedroom:		3			
Full Bath:		2			
Partial Bath:					
Kitchen Type:	<u>Working only</u>				

Basement: Full, concrete Roof: asphalt shingle
 Attic: hatch Exterior: vinyl / Aluminum
 Laundry: basement has Off St Parking: yes
 Garage: 2 car attached Condition: Good
 Amenities: basement has area for Recreation room

Home Age: 36
 Handicap:
 Above GR SqFt: 1176

Interior Features: vinyl & carpet flooring, Modern Kitchen, Closets

Survry: at Village
 Acres:

Exterior Features: Porch, att. garage under home Deck

Wooded:
 Tillable:
 Wet Lands:
 Soils:

Appliances: none
 Features:
 Lot: 96' x 151'
 Description: Level to sloping

Barns:
 Outbldgs:
 Other:



Utilities:

Heat System: Hot Air
 Heat Fuel: Natural Gas
 Fuel Cost:
 Cooling:
 Water: Village
 Sewer/Septic: Village

Annual Taxes:

General: \$1,279.22
 School: \$2,384.03
 Village: \$773.41
 Total: \$4,436.66
 Spec Assess: \$185.00
 SBL #: 46.13-2-48

Offering Terms:

Cash Only: x
 Bank Terms:
 Owner Terms:
 Deposit: \$3,000

Remarks: Nice 3 bedroom "starter" home, spacious rooms, plenty of storage, basement large enough to expand for Family or recreation room, walk out att garage to good size yard. Property on a Dead End Street, ideal for growing family.

Directions: Rte 5s to Ft. Plain light; left onRte 80; left over bridge to Rte 163; immediate left up Prospect Hill, right on Waddell Ave, , left on Goodrich Ave, 3rd home on right.