

Mohawk Towne & Country - Detail Sheet

Status: **SOLD**
 Address: **16 Orchard St.**
 City/Town: **Fort Plain**
 County: **Montgomery**
 School District: **Fort Plain**

Closing Date: **7/25/2010**
 Village: **Fort Plain**
 Locale:
 Projected School:

List Price: **\$ 115,000.00**
 Orig price: **\$ 179,000.00**
 Sold Price: **\$ 100,000.00**
 Map: **no**
 Sytle: **Colonial**
 Model: **Brick**

Room	B	1	2	3	FRP
Living Rm:		1			
Dining Rm:		1			
Kitchen:		1			
Family Rm:		1			
Bedroom:			5		
Full Bath:		1	1		
Partial Bath:					
Kitchen Type:	Eat-in new Modern				

Basement: **Full** Roof: **Built-up**
 Attic: **Full** Exterior: **Brick**
 Laundry: **1st fl. Bath** Off St Parking: **yes**
 Garage: **1 detached** Condition: **Very Good**
 Amenities: **ceramic tile, french door, walk-out basement, Stainless Steel Kitchen, Built-in cabinets, Wood & laminent**

Home Age: **174**
 Handicap:
 Above GR SqFt: **3072**

Interior Features: **cable hook-up**
 Exterior Features: **Fenced yard, patio**
 Appliances: **Range w/oven, Refrigerator, dishwasher, washer/dryer, microwav**
 Features:
 Lot: **60' x 103'**
 Description: **level**

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



Utilities:

Heat System: **hot air**
 Heat Fuel: **oil**
 Fuel Cost:
 Cooling:
 Water: **Village**
 Sewer/Septic: **Village**

Annual Taxes:

General: **\$790**
 School: **\$1,426**
 Village: **\$466**
 Total: **\$2,680**
 Spec Assess: **\$185 sewer per year**
 SBL #: **46.37-1-27**

Offering Terms:

Cash Only: **x**
 Bank Terms:
 Owner Terms:
 Deposit: **\$2,000**

Remarks: **Home has been entirely refurbished, new Kitchen and Baths, Open foyer, lots of original wood features, elegant staircase, laminated floors and wide board, good sized fenced yard. Can buy separately or with main home. Second home is wood fixer upper, or demolish for a large yard with brick home, priced \$8,500 (SBL# 46.37-1-28)**

Directions: **Rte 5s to left at Ft. Plain Bridge, right on Canal St, left on to Orchard St. both homes on the right.**