

Mohawk Towne & Country - Detail Sheet

Status: **SOLD**
 Address: **8 Berthoud St**
 City/Town: **Nelliston, NY**
 County: **Montgomery**
 School District: **Frot Plain**

Closing Date: **1/4/2011**
 Village:
 Locale:
 Projected School:

List Price: **\$ 55,000.00**
 Orig price: **\$ 89,900.00**
 Sold Price: **\$ 53,000.00**
 Map: **yes**
 Sytle: **Cape Cod**
 Model: **stick built frame**

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

Basement: **full** Roof: **Metal 5 yrs old**
 Attic: **Eave storage** Exterior: **Aluminum/vinyl**
 Laundry: **washer 1st flor** Off St Parking: **yes**
 Garage: **1 detached** Condition: **Good**
 Amenities: **ceiling fans, wall to wall carpet, paved drive, overhead door in garage addition for lawn equip.,**

Home Age: **1948**
 Handicap:
 Above GR SqFt: **1,646 sq. ft.**

Interior Features: **Pantry back entrance, could be converted to laundry area, (heated)**

Survey:
 Acres:

Exterior Features: **Covered patio with stone ground**

Wooded:
 Tillable:
 Wet Lands:
 Soils:

Appliances: **Stove & Washer**

Barns:
 Outbldgs:
 Other:

Features:
 Lot: **65' x 112'**
 Description: **Level, runs street to street in bk.**



Utilities:

Heat System: **gas hot air**
 Heat Fuel: **natural gas**
 Fuel Cost:
 Cooling: **none**
 Water: **Village**
 Sewer/Septic: **Village sewer**

Annual Taxes:

General: **\$558.07**
 School: **\$1,156.46**
 Village: **\$278.96**
 Total: **\$1,993.49 w/o exemptions**
 Spec Assess: **Sewer usage - \$185.00 /year**
 SBL #: **46.10-6-9**

Offering Terms:

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

Remarks: **Landscaped yard, home in good condition, well cared for, lots of storage, garage has overhead storage and auto opener. yard stretches from road to road in back.**

Directions: **Rtoue 5 , before light in Nelliston, left on Dahlin St, right on Berthoud ST, home on left, before inter. Of Nellis ST.**