

Mohawk Towne & Country - Detail Sheet

Status: <u>Back on the Market</u>	Closing Date: <u>9/24/2010</u>	List Price: <u>\$ 41,500.00</u>
Address: <u>141 Indian Trail Rd</u>		Orig price: <u>\$ 49,900.00</u>
City/Town: <u>Fort Plain</u>	Village: <u></u>	Sold Price: <u></u>
County: <u>Montgomery</u>	Locale: <u></u>	Map: <u></u>
School District: <u>Cherry Valley</u>	Projected School: <u></u>	Stytle: <u>Mfg. Dblwide</u>
		Model: <u></u>

Room	B	1	2	3	FRP			
Living Rm:		1				Basement: <u>Slab only</u>	Roof: <u>Asphalt shingled</u>	
Dining Rm:						Attic: <u>none</u>	Exterior: <u>Vinyl</u>	
Kitchen:		1				Laundry: <u>off Kitchen</u>	Off St Parking: <u>yes</u>	
Family Rm:						Garage: <u>single</u>	Condition: <u>Good</u>	
Bedroom:			3			Amenities: <u>Sliding Glass Doors</u>		Home Age: <u>17</u>
Full Bath:			2			<u>Cathedral Ceilings, Built in cabinets, carpet.</u>		Handicap: <u>no</u>
Partial Bath:								Above GR SqFt: <u>992</u>
Kitchen Type: <u>eat-in</u>						Interior Features: <u></u>		Survey: <u></u>
								Acres: <u>2.2 acres</u>
								Wooded: <u></u>
						Exterior Features: <u>Stone build up under front deck for décor, mudroom addition. Deck, Porch, Addition</u>		Tillable: <u></u>
						Appliances: <u>Stove & Refrigerator</u>		Wet Lands: <u></u>
						<u>Washer & Dryer</u>		Soils: <u></u>
						Features: <u></u>		Barns: <u></u>
						Lot: <u>2.2 acres</u>		Outbldgs: <u></u>
						Description: <u>Level, views, landscaped.</u>		Other: <u></u>



Utilities:	Annual Taxes:	Offering Terms:
Heat System: <u>Hot air</u>	General: <u>\$1,099</u>	Cash Only: <u>x</u>
Heat Fuel: <u>Kerosene</u>	School: <u>\$767.00</u>	Bank Terms: <u></u>
Fuel Cost: <u></u>	Village: <u></u>	Owner Terms: <u></u>
Cooling: <u>none</u>	Total: <u>\$1,866.00</u>	Deposit: <u>\$1,000</u>
Water: <u>Dug & Drilled</u>	Spec Assess: <u></u>	
Sewer/Septic: <u>concrete septic</u>	SBL #: <u>92.-3-5</u>	

Remarks: 3 bdrm doublewide needs some work (cosmetics & few repairs) wonderful private spot with expansive views, Leach fields have been re-done. (Extra 1000 gallon water tank under home)

Directions: From Fort Plain to left on Rte 163, approx 5 miles to right on Indian Trail Rd, thru the 4 corners home up on left, grayish-blue with side deck.