

Property Type 1F - Single Family Full Agent Report



MLS#: **201401639**
 Status: **New** Area: **812** List Price: **\$115,000**
 Map: **190** Orig List Price: **\$115,000**
 Spec Mkt Cond: **No Special Conditions** Sale Price:
 Address: **11 TROY ST** Zip: **12070**
 City/Twn(Tax): **Fort Johnson** Style: **Ranch**
 City/Town (Mail Address) **Fort Johns** Model:
 Village: School District: **Greater Amsterdam**
 County: **Montgomery** Projected School:
 Locale: Total Rooms: **5**
 New Constr: **No** APN: **272001 38.8-2-32**
 Section: **38.8** Block: **2** Lot: **32**

ROOM	B	1	2	3	FRP	Basement:	Full	Roof:	Asphalt Shingle
Living Room:		1			Pellet	Attic:	Eaves	Exterior:	Vinyl
Dining Rm:	DNA	1				Laundry:	Area, 1st Floor	Off St Parking:	Age: 64
Kitchen:		1				Garage:	1 Detached	Condition:	Superior Age Desc: Actual
Family Room:						Amenities:	Ceramic Tile, Wood Floors, Bilco Door	Handicap:	Yes
Bedroom:		2				Interior Features:	Cable Hook-Up	Fireplaces:	
								Woodstoves:	1
								Acres:	
								Survey:	
Full Bath:		0	1	0	0	Exterior Features:	Deck, Pool/Above Ground	Total Bth:	1.0 Master Bth: None
Partial Bath:		0	0	0	0	Appliances:	Range w/Oven, Refrigerator, Dishwasher, Washer & Dryer	Total BR:	2 Fam Room: No
Kitchen Type:	Eat In					Acces.Features:		Above Ground SQFT	1023
						Lot:	10000	AGSF Source	reInsight/Public
						Description:	Privacy, Landscaped, Creek/Brook, Sloped	AGSF Desc	Actual
								Below GR SqFt:	1,000

Remarks: **Low taxes and Low Maintenance. This cozy ranch is perfect for a small family starting out or looking to downsize. Small enough to manage, this home has had all the updates including roof, windows, siding, boiler, and kitchen. Energy efficient and updated means you can spend your money on things you enjoy! Grill on your private deck overlooking the wooded ravine and be worry free! Or relax in your pool when summertime comes. Either way, this home will provide you freedom to live....**

Directions: **Route 5 to Lepper Rd, Left on Troy. Last home on street -dead end.**

UTILITIES		ANNUAL TAXES		OFFERING TERMS	
Heat System:	Hot Water	General:	\$	HOA:	No
Heat Fuel:	Oil	School:	\$	Assum Mtg:	
Fuel Costs:		Village:	\$	Balance:	\$
Cooling:	None	Total:	\$ 2500 Estimated	HOA Fee:	\$
Water:	Well Except Dug Sewer: Public	Spec Assess:	\$	HOA Period:	
				HOA Incl:	

Call Showing Time @ 800-746-9464 to show					
LO:	Copper Cove Realty	Office:	(518) 221-7022	Show:	Lockbox
LO Code:	2163A	Fax:	(518) 842-9646	Sign:	Y
LA1:	Erin S Covey - (518) 221-7022ext. 0	List Team:			
LA1 Code:	3802	Owner:	On File		
LA2:	thecoveyteam@aol.com	Possession:	At Closing		
Sub-Ag	2.5	Depository:	First National Bank of Scotia		
Buy Ag	2.5				
Bkr Ag	2.5				

List Date:	1/30/2014	Expire Date:	12/31/2014	Sale Terms:	
Pend Date:		Status Date:	1/30/2014	Sell Office:	
Closed Date:				Sell Agent 1:	
Days On Market:	0			Sell Agent 2:	
Owner Contribution:		Sld Rmks & Contribution \$:			
		Virtual Tour URL:			
		Virtual Tour			

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