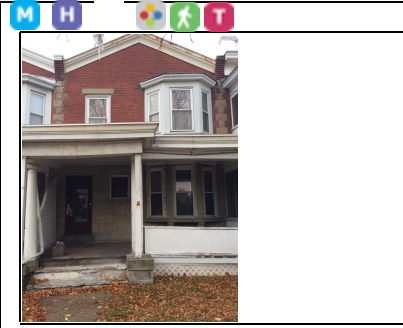


Property Type 1F - Single Family Full Agent Report



MLS#: **201422455** Area: **111** List Price: **\$24,000**
 Status: **New** Orig List Price: **\$24,000**
 Map Co: **Yes**
 Spec Mkt Cond: **No Special Conditions** Sale Price:
 Address: **350 MANNING BLVD** Zip: **12206**
 Cty/Twn(Tax): **Albany** Style: **2 Story**
 City/Town (Mail Address) **Albany** Model:
 Village: School District: **Albany**
 County: **Albany** Projected School:
 Locale: Total Rooms: **8**
 New Constr: **No** APN: **010100 64-2-33**
 Section: **64** Block: **2** Lot: **33**

ROOM	B	1	2	3	FRP	Basement:	Full	Roof:	Asphalt Shingle
Living Room:		1				Attic:	Walk-Up	Exterior:	Brick
Dining Rm:	FDR	1				Laundry:	Basement	Off St Parking:	Age: 104
Kitchen:		1				Garage:	0 None	Condition:	Poor Age Desc: Estimated
Family Room:						Amenities:	Wood Floors	Handicap:	No
Bedroom:			3			Interior Features:		Fireplaces:	
			1					Woodstoves:	
								Acres:	
								Survey:	
Full Bath:	0	0	1	0		Exterior Features:	Porch	Total Bth:	1.0 Master Bth: None
Partial Bath:	0	0	0	0	Fire	Appliances:		Total BR:	3 Fam Room: No
Kitchen Type:	Eat In					Acces.Features:		Above Ground SQFT	1704
						Lot:	20 x 75	AGSF Source:	
						Description:	Level	AGSF Desc:	Estimated

Remarks: **This amazing spacious charming home can be brought back to its original character. Original hardwood floors, Pocket doors between living/dining room, hardwood floors throughout. This home has water damage on upper level from skylight and roof. Needs new bathroom/kitchen, new roof, and updated electrical service. Call CJ for viewing instructions @ 518-817-9869**

Directions: **Take US-9 South/merge onto Henry Johnson Blvd. Turn Rt. onto Central Ave and left on Manning Blvd.**

UTILITIES		ANNUAL TAXES		OFFERING TERMS	
Heat System:	Radiator	General:	\$	HOA:	No
Heat Fuel:	Natural Gas	School:	\$	HOA Fee:	\$
Fuel Costs:		Village:	\$	HOA Period:	
Cooling:		Total:	\$ 3100 Estimated	HOA Incl:	
Water:	Public	Spec Assess:	\$		
	Sewer: Public				

Call Showing Time @ 800-746-9464 to show					
LO:	Copper Cove Realty	Office:	(518) 221-7022	Show:	See Remarks
LO Code:	2163A	Fax:	(518) 842-9646	Sign:	
LA1:	Heidi DiDonato - Home: (518) 378-3987ext. 0	List Team:			
LA1 Code:	23056	Owner:			
LA2:	hdidonato@hotmail.com	Possession:			
Sub-Ag	1000.00	Buy Ag	1000.00	Depository:	Charles Rosenstein, Esq.
		Bkr Ag	1000.00		

List Date:	10/25/2014	Expire Date:	12/1/2014	Sale Terms:	
Pend Date:		Status Date:	10/26/2014	Sell Office:	
Closed Date:				Sell Agent 1:	
Days On Market:	2			Sell Agent 2:	
Owner Contribution:		Sld Rmks & Contribution \$:			
		Virtual Tour URL:			

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