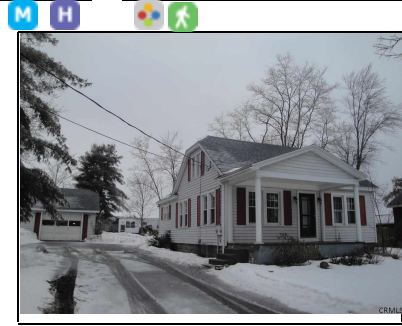


**Property Type 1F - Single Family Full Agent Report**



MLS#: <b>201403977</b>	Area: <b>856</b>	List Price: <b>\$138,000</b>
Status: <b>New</b>	Map: <b>196</b>	Orig List Price: <b>\$138,000</b>
Spec Mkt Cond: <b>No Special Conditions</b>		Sale Price:
Address: <b>1967 COUNTY HIGHWAY 107</b>	Zip: <b>12025</b>	
City/Twn(Tax): <b>Broadalbin</b>	Style: <b>Cape Cod</b>	
City/Town (Mail Address) <b>Broadalbin</b>	Model:	
Village:	School District: <b>Broadalbin-Perth</b>	
County: <b>Fulton</b>	Projected School:	
Locale:	Total Rooms: <b>8</b>	
New Constr: <b>No</b>	APN: <b>172289 167-1-5</b>	
Section: <b>167</b> Block: <b>1</b> Lot: <b>5</b>		

ROOM	B	1	2	3	FRP	Basement:	<b>Full</b>	Roof:	<b>Asphalt Shingle</b>
Living Room:		<b>1</b>				Attic:	<b>Storage</b>	Exterior:	<b>Vinyl</b>
Dining Rm: <b>FDR</b>		<b>1</b>				Laundry:	<b>Basement</b>	Off St Parking:	<b>6</b> Age: <b>63</b>
Kitchen:		<b>1</b>				Garage:	<b>1 Detached</b>	Condition:	<b>Excellent</b> Age Desc: <b>Actual</b>
Family Room:						Amenities:	<b>Chair Rail, Wood Floors</b>	Handicap:	<b>No</b>
Bedroom:		<b>2</b>	<b>2</b>			Interior Features:	<b>Cable Hook-Up, Paddle Fan</b>	Fireplaces:	
OfficeArea:		<b>1</b>				Exterior Features:	<b>Outbuilding, Porch</b>	Woodstoves:	
Full Bath:		<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	Appliances:	<b>Range w/Oven, Refrigerator, Dishwasher, Microwave</b>	Acres:	<b>0.500</b>
Partial Bath:		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	Acces.Features:		Survey:	
Kitchen Type:		<b>Eat In</b>				Lot:	<b>21344</b>	Total Bth:	<b>1.0</b> Master Bth: <b>None</b>
						Description:	<b>Level</b>	Total BR:	<b>4</b> Fam Room: <b>No</b>
								Above Ground SQFT:	<b>1435</b>
								AGSF Source:	
								AGSF Desc:	<b>Actual</b>
								Below GR SqFt:	

Remarks: **Perfectly Picturesque! Cute 4 bedroom home that has been neatly redone. This home offers hardwood floors, updates throughout, new appliances and new roof. Low taxes and Great Schools are just 2 of the reasons to move here by Spring. Mobile Home in the rear is sold AS IS. Agent is related to Seller. Seller is a Licensed Real Estate Agent.**

Directions: **Rt 30, Right on Route 107, house on Left.**

UTILITIES		ANNUAL TAXES		OFFERING TERMS	
Heat System:	<b>Hot Water</b>	General:	\$	HOA:	<b>No</b>
Heat Fuel:	<b>Oil</b>	School:	\$	HOA Fee:	\$
Fuel Costs:		Village:	\$	HOA Period:	
Cooling:	<b>None</b>	Total:	<b>\$ 2700 Estimated</b>	HOA Incl:	
Water:	<b>Well Except Dug</b> Sewer: <b>Septic</b>	Spec Assess:	\$	Assum Mtg:	
				Balance:	<b>\$</b>
				Rate:	

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

List Date:	<b>3/12/2014</b>	Expire Date:	<b>7/12/2014</b>	Sale Terms:	
Pend Date:		Status Date:	<b>3/12/2014</b>	Sell Office:	
Closed Date:				Sell Agent 1:	
Days On Market:	<b>0</b>			Sell Agent 2:	
Owner Contribution:		Slid Rmks & Contribution \$:			
		Virtual Tour URL:			
		<a href="#">Virtual Tour</a>			

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