



MLS#:	<b>201831879</b>	Status:	.	Total BR:	<b>6</b>	List Price:	<b>\$139,900</b>
Address:	<b>69 HAKES RD</b>			Fam Room:	<b>Neither Unit</b>	Map:	<b>98eq101</b>
City/Town (taxing entity)	<b>Brunswick</b>						
City/Town (Mail Address)	<b>Troy</b>			Village:		Total Bth:	<b>2.0</b>
County:	<b>Rensselaer</b>	Locale:	<b>Eagle Mills</b>	Master Bth:		Model:	
School District:	<b>Brittonkill (Brunswick Central)</b>	Projected School:		Style:	<b>Side-by-Side</b>		

	UNIT 1				UNIT 2				Basement:	Full	Roof:	Slate	
ROOM	B	1	2	3	B	1	2	3	Attic:				
Living Room:		<b>1</b>				<b>1</b>			Laundry:	<b>Room, 1st Floor</b>	Exterior:	<b>Shingle</b>	
Dining Room:	<b>NO</b>				<b>NO</b>				Garage:	<b>1 Detached</b>	Off St Parking:		
Kitchen:	<b>Eat In</b>	<b>1</b>			<b>Eat In</b>	<b>1</b>			Unit 1 Amenities:	<b>Wood Floors</b>	Condition:	<b>Very Good</b>	
Bedroom:		<b>0</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>	Unit 1 Appliances:	<b>Range w/Oven, Refrigerator</b>	Age:	<b>127</b>	
Other:							<b>1</b>		Unit 2 Amenities:	<b>Wall-Wall Over Hardwood</b>	Age Desc:	<b>Estimated</b>	
Full Bath:		<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	Unit 2 Appliances:	<b>Range w/Oven, Refrigerator</b>	Handicap:	<b>No</b>	
Partial Bath:		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	Lot Size:	<b>206'x141'x151'x165'</b>	Fireplaces:		
Occupied:		<b>Vacant</b>				<b>Leased</b>				Description:	<b>Level, Privacy</b>	Woodstoves:	
Monthly Rent:		<b>\$ \$875</b>				<b>\$ \$775</b>				Features:		Acres:	<b>0.610</b>
Rent Desc:		<b>Estimated</b>				<b>Actual</b>						Survey:	<b>Yes</b>

Remarks: **Why rent when you could buy this affordable side-by-side 2 family and collect rental income? This large duplex is situated on a large country lot & offers separate utilities, detached garage with loft, & public water. This fantastic country property is neat, clean & ready to occupy! Live in one side or occupy the entire house. However you wish to use it, it's a fantastic value at this price!**

Directions: **From Troy, take Route 2 East approximately 5.5 miles, turn left onto Hakes Road, 1st house on right.**

UTILITIES			ANNUAL TAXES			OFFERING TERMS		
Heat System:	<b>Hot Water, Baseboard</b>		General:	<b>\$ 1,594 A</b>		Assum Mtg:		
Heat Fuel:	<b>Oil</b>		School:	<b>\$ 2,630 A</b>		Balance:	<b>\$</b>	
Fuel Costs:			Village:	<b>\$</b>		Rate:		
Cooling:	<b>None</b>		Total:	<b>\$ 4,224 A</b>				
Water:	<b>Public</b>	Sewer:	Spec Assess:	<b>\$</b>				
Separate Util:	<b>Electric, Heat, Water Heater</b>							

The information in this listing was gathered from third party sources including the seller and public records. ENYRMLS and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. © 2018 Eastern New York Multiple Listing Service, Inc.