



MLS#: **202019561** Status: **.** List Price: **\$299,900**  
 Address: **25 JORDAN POINT** **12180** Map:  
 Cty/Tn(Taxing): **North Greenbush** Total BR: **2**  
 City/Town (Mail Address) **Troy** Total Rm: **4** Style:  
 County: **Rensselaer** Locale: **Jordan Point** Total Bth: **2.0** Model: **VanBuren**  
 School District: **East Greenbush**

ROOM	B	1	2	3	FRP	Basement:	<b>Full, Finished Area, Interior Hatch</b>	Roof:	<b>Asphalt Shingle</b>
Living Room:						Attic:	<b>Hatch</b>	Exterior:	<b>Vinyl</b>
Dining Room: D...						Laundry:	<b>Bathroom, Closet, 1st Floor</b>	Off St Parking:	<b>2</b> Year Built <b>2009</b>
Kitchen:						Garage:	<b>2 Attached</b>	Condition:	<b>Excellent</b>
Family Room:						Amenities:	<b>Sliding Glass Door</b>		
Bedroom:						Interior Features:	<b>Paddle Fan, High Speed Internet Acc</b>	Handicap:	<b>Yes</b>
								Fireplaces:	
Full Bath:						Exterior Features:	<b>Patio</b>	Woodstoves:	
Partial Bath:								Acres:	<b>0.040</b>
								Survey:	<b>Yes</b>
Kitchen Type:	<b>Working Only</b>					Appliances:	<b>Range w/Oven, Refrigerator, Dishwasher, Disposal, Microwave, Washer &amp; Dryer</b>	Above Gr SqFt:	<b>1330</b>
						Access. Features:	<b>Exterior Ramp</b>	Desc:	<b>Estimated</b>
						Lot:	<b>35' x 60'</b>	Below GR SqFt:	
						Description:	<b>Level, Landscaped</b>		

**Direct** From Albany, take I-90 East to exit 8 Defreestville, at the 2nd light, turn Left onto US-4 / North Greenbush Road North, go 1.5 miles, turn Right at the light onto Jordan Road, go 1/10 mile, take 1st Left onto Jordan Point Drive, #25 will be on the left.

**Pub Rem** Priced to sell. Rare opportunity to own one of the few ranch-style Town homes at Jordan Point. Hardwood floors, 2 full baths, finished basement and 2 car garage. New "Navien" tankless water heater (2018). Wheelchair ramp in garage. Prime North Greenbush location minutes to shopping, Tech park, and I-90. East Greenbush school district (Ranked #9 of public schools in the Capital Region by the Albany Business Review 2020). If you're looking for a great townhome in a great location, don't delay, call today for appointment!

**UTILITIES**

Heat System: **Hot Air**  
 Heat Fuel: **Natural Gas**  
 Fuel Costs:  
 Cooling: **Central Air**  
 Water: **Public** Sewer: **Public**

**ANNUAL TAXES**

General: **\$2,560 A**  
 School: **\$2,750 W**  
 Village: **\$**  
 Total: **\$5,310 W**  
 Spec Assess: **\$**

**OFFERING TERMS**

HOA: **Yes** Assum Mtg:  
 HOA Fee: **\$ \$175** Balance: **\$ Columbia**  
 HOA Period: Rate:  
 HOA Incl: **Lawn Care, Snow Removal**

Unbranded Virtual Tour:

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