



MLS#: **202029407** Status: **New** List Price: **\$375,000**
 Address: **925 HUDSON RIVER RD** **12118** Map:
 City/Tn(Taxing): **Halfmoon** Total BR: **3**
 City/Town (Mail Address) **Mechanicville** Total Rm: **7** Style:
 County: **Saratoga** Locale: Total Bth: **1.1** Model: **Ranch**
 School District: **Mechanicville**

ROOM B 1 2 3 FRP Basement: **Full** Roof: **Shingle**
 Living Room: Attic: **Pull-Down** Exterior: **Vinyl**
 Dining Room: FDR **Wood** Laundry: **Basement, Other~See** Off St Parking: **10** Year Built **1976**
 Kitchen: Garage: **2 Attached** Condition: **Good**
 Family Room: Amenities:
 Bedroom: **Another Home Sold** Indicap: **No**
 Interior Features: **Security System, Central Vacuum, Fireplaces, Internet-Cable, Slate Foyer, Smoke Alarm, Fireplace Insert** Fireplaces: **1**
 Full Bath: Survey: **Yes**
 Partial Bath: Exterior Features: **Patio** Above GR SqFt: **1,227**
 Kitchen type: **Eat In** Appliances: **Refrigerator, Dishwasher, Cooktop, Silestone Wall Oven, Microwave** Below GR SqFt: **1,506**
 Access. Features:
 Lot: **219 x 198**
 Description: **Level, Cleared**

Direct Pub Rem Property is located along Route 32, also known as Hudson River Road. It is south of the Village of Mechanicville and north of the Town of Waterford. Well maintained 3 bedroom ranch with large vaulted ceiling family room with an abundance of light overlooking the backyard. Fireplace with insert in the dining room which could be used as a living room, heated breezeway connecting the 24' x 35' two car garage and patio to the rear. Large workshop /warehouse, 3,060 sq. ft. of space, heated with office and shelving. Formerly used as an automotive garage. Zoning allows for several different commercial uses. All ready to start your own business. Laundry hook-up in basement and in breezeway. New gas furnace, roof replaced 10 yrs ago, newer vinyl siding, new replacement windows 3 yrs ago. *Fuel cost is total heat & electric for house and both garages.

UTILITIES		ANNUAL TAXES		OFFERING TERMS	
Heat System:	Hot Water	General:	\$1,381 A	HOA:	No
Heat Fuel:	Natural Gas	School:	\$2,951 W	HOA Fee:	\$
Fuel Costs:	2,468.00	Village:	\$	HOA Period:	\$
Cooling:	Window A/C Unit	Total:	\$4,341 W	HOA Incl:	\$
Water:	Public	Spec Assess:	\$	Assum Mtg:	\$
	Sewer: Septic			Balance:	\$
				Rate:	\$

Unbranded Virtual Tour:
 The information in this listing was gathered from third party sources including the seller and public records. GMLS and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. © 2020 Global Multiple Listing Service, Inc.