



MLS#:	202019561	Status:	.	List Price:	\$309,900
Address:	25 JORDAN POINT		12180	Map:	
Cty/Tn(Taxing):	North Greenbush			Total BR:	2
City/Town (Mail Address)	Troy			Total Rm:	4
County:	Rensselaer	Locale:	Jordan Point	Total Bth:	2.0
School District:	East Greenbush			Model:	VanBuren

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

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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