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|--------------------------|---------------------------|---------|--------------|-------------|-------------------|
| MLS#: | 202034412 | Status: | . | List Price: | \$89,900 |
| Address: | 761 COUNTY ROUTE 7 | | 12063 | Total BR: | 3 |
| Cty/Tn(Taxing): | Schodack | | | Total Rm: | 7 Style: |
| City/Town (Mail Address) | East Schodack | | | Total Bth: | 2.0 Model: |
| County: | Rensselaer | Locale: | | | |
| School District: | East Greenbush | | | | |

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|---------------|---------------|--------------|--------------------|--|-----------------|---------------------------------|--------------|
| ROOM | B 1 2 3 | FRP | Basement: | Walk Out | Roof: | Asphalt Shingle, Rolled | |
| Living Room: | | Wood | Attic: | Full, Pull-Down | Exterior: | Vinyl | |
| Dining Room: | FDR | Stove | Laundry: | Area, 1st Floor | Off St Parking: | 4 Year Built 1800 | |
| Kitchen: | | | Garage: | 0 | Condition: | Very Good | |
| Family Room: | | | Amenities: | | | Handicap: No | |
| Bedroom: | | | | | | Fireplaces: | |
| | | | Interior Features: | Paddle Fan, High Speed Internet Acc, Skylight | | Woodstoves: | |
| | | | | | | Acres: | 0.190 |
| Full Bath: | | | Exterior Features: | Deck | | Survey: | |
| Partial Bath: | | | | | | | |
| Kitchen Type: | Eat In | | Appliances: | Range w/Oven, Refrigerator, Microwave, Freezer, Washer & Dryer, Some/All Negotiable | Above Gr SqFt: | 1828 | |
| | | | Access. Features: | | Desc: | Estimated | |
| | | | Lot: | 0.19 acres | Below GR SqFt: | | |
| | | | Description: | Level, Cleared | | | |

Direct From Albany, take I-90 East to exit 11 East, merge onto Route 20 East, at 1st stop light turn left onto NY 150 North, go 2.3 miles, turn right onto Schodack-Nassau Road (County RT 7), 2nd house on right.

Pub Rem Spacious home with large attached building ideal for storage, workshop, or home occupation/business. Formerly an operating general store. Zoned LB - Local business. Principal permitted uses include but are not limited to retail stores, professional offices, eating establishments, general contractors, and appliance repair shops. So many possibilities! Former storefront has no source of heat currently. *Property is currently assessed at a full market value of \$104,000.

UTILITIES

Heat System: **Hot Air**
 Heat Fuel: **Oil**
 Fuel Costs:
 Cooling: **None**
 Water: **Well~Drilled** Sewer: **Commu...**

ANNUAL TAXES

General: **\$1,84 A**
 School: **\$1,81 A**
 Village: \$
 Total: **\$3,66 A**
 Spec Assess: \$

OFFERING TERMS

HOA: **No** Assum Mtg:
 HOA Fee: \$ Balance: \$
 HOA Period: Rate:
 HOA Incl:

Unbranded Virtual Tour:

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