

Property Type 2F - Two Family Buyer's Public Report



MLS#: **201917867** Status: **Active** Total BR: **6** List Price: **\$139,900**
 Address: **69 HAKES RD** Fam Room: **Neither Unit** Map: **98eq101**
 City/Town (taxing entity) **Brunswic-C**
 City/Town (Mail Address) **Troy** Village: Total Bth: **2.0**
 County: **Rensselaer** Locale: **Eagle Mills** Master Bth: Model:
 School District: **Brunswick (brittonkill)** Projected School: Style: **Side-by-Side**

	UNIT 1	UNIT 2	Basement:	Full	Roof:	Slate
ROOM	B 1 2 3	B 1 2 3	Attic:		Exterior:	Shingle
Living Room:	1	1	Laundry:	Room, 1st Floor	Condition:	Very Good
Dining Room:	NO	NO	Garage:	1 Detached	Year Built:	1891
Kitchen:	Eat 1	Eat 1	Unit 1 Amenities:	Wood Floors	Handicap:	No
Bedroom:	0 2 2 0	0 0 2 0	Unit 1 Appliances:	Range w/Oven, Refrigerator	Fireplaces:	
Other:		1	Unit 2 Amenities:	Wall-Wall Over Hardwood	Woodstoves:	
Full Bath:	0 1 0 0	0 1 0 0	Unit 2 Appliances:	Range w/Oven, Refrigerator	Acres:	0.610
Partial Bath:	0 0 0 0	0 0 0 0	Lot Size:	206'x141'x151'x165'	Above Gr SqFt:	2544
Occupied:	Vacant	Month-to-Month	Description:	Level, Privacy	Desc:	Estimated
Monthly Rent:	\$ \$875	\$ \$775	Features:		Below GR SqFt:	
Rent Desc:	Estimated	Actual				

Direct From Troy, take Route 2 East approximately 5.5 miles, turn left onto Hakes Road, 1st house on right.
Pub Rem Live here for less \$ than you can rent a comparable apartment for in Brunswick! This large 2 family is situated on 1/2 acre & offers separate utilities, detached garage with loft, & public water, and it's neat, clean & ready to move in to! Exterior painted fall of 2017. New field survey w/ new survey stakes summer 2018. Both septic tanks recently cleaned & inspected.

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

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