



**Rooms Total:** 9  
**Bedrooms Total:** 3  
**Bathrooms Full:** 2  
**Bathrooms Half:** 0  
**Bath Levels:** Full Bath 1: 1st; Full Bath 2: 2nd  
**Above Grade Finished Area:** 1,860  
**Below Grade Finished Area:** 0  
**Enhanced Accessible Y/N:** No  
**Fireplaces Total:** 0  
**Garage Spaces:** 0  
**Green Features Y/N:** No

**Living Area:** 1,860  
**Lot Size Acres:** 0.07  
**Lot Size Dimensions:** 25' x 120'  
**Land Lease Y/N:** No  
**Main Road Frontage:** 25  
**Parking Y/N:** No  
**Property Sub Type:** Duplex  
**Survey Y/N:** Yes  
**Waterfront Y/N:** No  
**Year Built:** 1920  
**Zoning:** Multi Residence

**Public Remarks:** Great investment opportunity with this affordable Lansingburgh 2 family. Separate utilities. Property being sold "as is".

Unit #	Total Rooms	BR	Baths Full/Half	Rent	Actual/Est.	Occupant Type
1	4	1	1/			Tenant
2		2				Tenant
Interior & Exterior Features		Unit Information		Construction & Utilities		
<b>Attic Features:</b> Hatch <b>Basement:</b> Crawl Space; Interior Entry; Partial; Unfinished <b>Door Features:</b> Storm Door(s) <b>Duplex Type:</b> Up And Down <b>Exterior Features:</b> None <b>Electric:</b> 100 Amp Service; Circuit Breakers <b>Fencing:</b> Back Yard; Chain Link; Wood <b>Flooring:</b> Carpet; Hardwood; Laminate; Tile; Vinyl <b>Interior Features:</b> Paddle Fan; Wall Paneling <b>Income And Expenses:</b> Total Income: 1,255 <b>Laundry Features:</b> Electric Dryer Hookup; Upper Level; Washer Hookup <b>Lot Features:</b> Cleared; Level <b>Other Structures:</b> Storage <b>Special Listing Conditions:</b> Standard <b>Showing Requirements:</b> Lockbox; Occupied; Pet(s) on Premises; Restricted Hours; Showing Service; Sign on Property		<b>Unit 1 Detail:</b> Lease Term- Month To Month ;Kitchens on 1st- 1 ; Living Rooms on 1st- 1 ; Dining Rooms on 1st- 1 <b>Appliances:</b> Range; Refrigerator <b>Dining Rm Type:</b> Formal Dining Room <b>Unit 2 Detail:</b> Lease Term- Month To Month ;Kitchens on 2nd- 1 ; Beds on 2nd- 2 ; Full Baths on 2nd- 1 ; Living Rooms on 2nd- 1 ; Dining Rooms on 2nd- 1 <b>Amenities:</b> Sliding Doors <b>Appliances:</b> Range; Refrigerator <b>Dining Rm Type:</b> Formal Dining Room		<b>Construction Materials:</b> Asbestos; Brick <b>Architectural Style:</b> 2 Story <b>Heating:</b> Electric; Natural Gas; Space Heater <b>Cooling:</b> None <b>Electric:</b> 100 Amp Service; Circuit Breakers <b>Foundation Details:</b> Brick/Mortar <b>Roof:</b> Asphalt <b>Sewer:</b> Public Sewer <b>Utilities:</b> Cable Available <b>Separate Utilities:</b> Electric; Gas; Heat; Water Heater; Water Meter <b>Water Source:</b> Public <b>Tenant Pays:</b> Cable TV; DSL Internet; Electricity; Gas; Heat; Hot Water; Internet; Sewer; Trash Collection; Water		
Listing & Contract Info		Schools and Associations		Location Data		
<b>Financial Details:</b> General Taxes: 1,837; General Taxes Description: Actual; School Taxes: 1,659; School Taxes Description: Actual <b>List Price/SqFt:</b> 90.05		<b>Association Y/N:</b> No <b>School District:</b> Lansingburgh		<b>Parcel Number:</b> 381700 80.32-9-20 <b>County:</b> Rensselaer <b>City/Municipality:</b> Troy <b>Cross Street:</b> 122 street <b>Geo Lat:</b> 42.782483 <b>Geo Lon:</b> -73.67198 <b>Tax Annual Amount:</b> \$3,496 <b>Tax Block:</b> 9 <b>Tax Lot:</b> 20 <b>Tax Section:</b> 80.32 <b>Total Taxes Description:</b> Actual		

**Directions:** 788 North to Ontario to 3rd Ave. Located between 121st street and 122nd street.