



MLS#: **202019561** Status: **.** List Price: **\$299,900**
 Address: **25 JORDAN POINT** **12180** Map:
 Cty/Tn(Taxing): **North Greenbush** Total BR: **2**
 City/Town (Mail Address) **Troy** Total Rm: **4** Style:
 County: **Rensselaer** Locale: **Jordan Point** Total Bth: **2.0** Model: **VanBuren**
 School District: **East Greenbush**

ROOM B 1 2 3 FRP Basement: **Full, Finished Area, Interior Hatch** Roof: **Asphalt Shingle**
 Living Room: Attic: **Vinyl**
 Dining Room: D... Laundry: **Bathroom, Closet, 1st Floor** Exterior: **Vinyl**
 Kitchen: ... Garage: **2 Attached** Off St Parking: **2** Year Built **2009**
 Family Room: Amenities: **Sliding Glass Door** Condition: **Excellent**
 Bedroom: Handicap: **Yes**
 Fireplaces: **Yes**
 Wood Stoves: **Yes**
 Acres: **0.040**
 Survey: **Yes**
 Full Bath: **Yes**
 Partial Bath: **Yes**
 Exterior Features: **Patio**
 Kitchen Type: **Working On** Appliances: **Range w/Over the Range Oven, Dishwasher, Microwave, Washer & Dryer**
 Access. Features: **Exterior Ramp**
 Lot: **35' x 60'**
 Description: **Level, Landscaped**
 Above GR SqFt: **1330**
 Below GR SqFt: **Estimated**

Another Home Sold By Bovair Real Estate

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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