



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	Roof:	Asphalt Shingle
Living Room:						Attic:	Hatch	Exterior:	Vinyl
Dining Room: D...						Laundry:	Bathroom, Closet, 1st Floor	Off St Parking:	2 Year Built 2009
Kitchen:						Garage:	2 Attached	Condition:	Excellent
Family Room:						Amenities:	Sliding Glass Door		
Bedroom:						Interior Features:	Parquet Floor, Hardwood, Interior	Handicap:	Yes
								Fireplaces:	1
								Pool/Spa:	None
								Acres:	0.040
								Survey:	Yes
Full Bath:						Exterior Features:	Patio		
Partial Bath:									
Kitchen Type:	Working On					Appliances:	Range w/Over the Range Oven, Dishwasher, Microwave, Washer & Dryer	Above GR SqFt:	1320
						Access. Features:	Exterior Ramp	Below GR SqFt:	Estimated
						Lot:	35' x 60'		
						Description:	Level, Landscaped		

**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		ANNUAL TAXES		OFFERING TERMS	
Heat System:	Hot Air	General:	\$2,560 A	HOA:	Yes
Heat Fuel:	Natural Gas	School:	\$2,750 W	HOA Fee:	\$ \$175
Fuel Costs:		Village:	\$	HOA Period:	
Cooling:	Central Air	Total:	\$ \$5,310 W	HOA Incl:	Lawn Care, Snow Removal
Water:	Public	Spec Assess:	\$	Assum Mtg:	
	Sewer: Public			Balance:	\$ Columbia
				Rate:	

Unbranded Virtual Tour:

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