



MLS#: 201815653	Status: Active	Total BR: 4	List Price: \$209,900
Address: 24 VOSBURGH RD		Fam Room: Neither Unit	Map: 113fb112
City/Town (taxing entity) Poestenkil			
City/Town (Mail Address) Averill Pa	Village:		Total Bth: 2.0
County: Rensselaer	Locale:	Master Bth:	Model:
School District: Averill Park	Projected School:	Style: Up-and-Down	

	UNIT 1				UNIT 2				Basement:	Full	Roof:	Asphalt Shingle
ROOM	B	1	2	3	B	1	2	3	Attic:	Pull-Down	Exterior:	Vinyl
Living Room:		1				1			Laundry:	Closet, 1st Floor, 2nd Floor	Off St Parking:	Very Good
Dining Room:	NO				NO				Garage:	2 Attached	Age:	32
Kitchen:	Eat Tr	1			Eat Tr	1			Unit 1 Amenities:	Walkout Basement, Wood Laminate	Age Desc:	Estimated
Bedroom:		0	2	0	0	0	2	0	Unit 1 Appliances:	Range w/Oven, Refrigerator, Dishwasher	Handicap:	No
Other:									Unit 2 Amenities:	Range w/Oven, Refrigerator, Dishwasher	Fireplaces:	0
Full Bath:		0	1	0	0	0	1	0	Unit 2 Appliances:	Range w/Oven, Refrigerator, Dishwasher	Woodstoves:	0
Partial Bath:		0	0	0	0	0	0	0	Lot Size:		Acres:	2.220
Occupied:	Month-to-Month				Month-to-Month				Description:	Level, Privacy	Survey:	
Monthly Rent:	\$ \$1,000				\$ \$1,000				Features:		Above Gr SqFt:	2000
Rent Desc:	Actual				Actual						Desc:	Estimated

Remarks: **Spacious duplex offering separate utilities and 2 car garage. Each unit features it's own laundry and a rear deck boasting beautiful views of the surrounding countryside. Fantastic location just 20 minutes East of Troy. Excellent income potential. Don't delay, call today! *No showings until 4/10.**

Directions: **From Alb., take I-90 East to exit 8 to NY 43 East, go approx. 5.5. miles, turn left on NY 351 North, go approx. 2 miles, turn right on NY 66 East, go approx. 1 mile, turn left on Vosburgh, 1st house on right.**

UTILITIES		ANNUAL TAXES		OFFERING TERMS	
Heat System:	Baseboard	General:	\$ 2,038	Assum Mtg:	
Heat Fuel:	Electricity	School:	\$ 3,804	Balance:	\$
Fuel Costs:		Village:	\$	Rate:	
Cooling	Wall A/C Unit, Window A/C Unit	Total:	\$ 5,842 A		
Water:	Well Except Sewer: Septic	Spec Assess:	\$		
Separate Util:	Electric, Heat, Water Heater				