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|                          |                        |                   |              |             |                  |
|--------------------------|------------------------|-------------------|--------------|-------------|------------------|
| MLS#:                    | <b>201830056</b>       | Status:           | .            | List Price: | <b>\$159,900</b> |
| Address:                 | <b>6 BELMONT AV</b>    |                   | <b>12198</b> | Map:        | <b>98ej107</b>   |
| Cty/Tn(Taxing):          | <b>North Greenbush</b> | Village:          |              | Total BR:   | <b>3</b>         |
| City/Town (Mail Address) | <b>Wynantskill</b>     |                   |              | Total Rm:   | <b>5</b>         |
| County:                  | <b>Rensselaer</b>      | Locale:           |              | Total Bth:  | <b>1.0</b>       |
| School District:         | <b>Wynantskill</b>     | Projected School: |              | Style:      | <b>Ranch</b>     |
|                          |                        |                   |              | Model:      |                  |

|               |    |               |          |          |          |                    |  |                 |                        |
|---------------|----|---------------|----------|----------|----------|--------------------|--|-----------------|------------------------|
| ROOM          | B  | 1             | 2        | 3        | FRP      | Basement:          | <b>Full</b>                              | Roof:           | <b>Asphalt Shingle</b> |
| Living Room:  |    | <b>1</b>      |          |          |          | Attic:             | <b>Full, Pull-Down</b>                   | Exterior:       | <b>Vinyl</b>           |
| Dining Room:  | NO |               |          |          |          | Laundry:           | <b>Area, 1st Floor</b>                   | Off St Parking: | Age: <b>62</b>         |
| Kitchen:      |    | <b>1</b>      |          |          |          | Garage:            | <b>1 Under Residence</b>                 | Condition:      | <b>Very Good</b>       |
| Family Room:  |    |               |          |          |          | Amenities:         | <b>Walkout Basement, Wood Floors</b>     | Age Desc:       | <b>Estimated</b>       |
| Bedroom:      |    |               | <b>3</b> |          |          | Interior Features: | <b>Cable Hook-Up, Garage Door Opener</b> | Handicap:       | <b>No</b>              |
|               |    |               |          |          |          | Exterior Features: |  | Fireplaces:     |                        |
| Full Bath:    |    | <b>0</b>      | <b>1</b> | <b>0</b> | <b>0</b> |                    |  | Woodstoves:     |                        |
| Partial Bath: |    | <b>0</b>      | <b>0</b> | <b>0</b> | <b>0</b> |                    |  | Acres:          | <b>0.200</b>           |
| Kitchen Type: |    | <b>Eat In</b> |          |          |          | Appliances:        | <b>Refrigerator, Washer</b>              | Survey:         | <b>Yes</b>             |
|               |    |               |          |          |          | Access. Features:  |  | Above Gr SqFt:  | <b>984</b>             |
|               |    |               |          |          |          | Lot:               |  | Desc:           | <b>Estimated</b>       |
|               |    |               |          |          |          | Description:       | <b>Level, Privacy</b>                    | Below GR SqFt:  |                        |

Remarks: **Cute starter home on large treed lot. Features include wood floors & central air. New roof in 2016. Backyard extends beyond the row of bushes to include the level area which used to be a garden. Convenient Wynantskill location. Possible High School choices include Averill Park, Brittonkill, Troy, and East Greenbush. \*No showings until Sunday 9/30 at 12:00 noon.**

Directions: **From Troy, take Route 66 E thru Wynantskill, R on NY 150 (West Sand Lake Rd) S, straight on Whiteview, R on Powell, 2nd R on Belmont, 3rd house on L.**

| UTILITIES    |                      | ANNUAL TAXES |                   | OFFERING TERMS |           |
|--------------|----------------------|--------------|-------------------|----------------|-----------|
| Heat System: | <b>Hot Air</b>       | General:     | <b>\$ 2,045 A</b> | HOA:           | <b>No</b> |
| Heat Fuel:   | <b>Natural Gas</b>   | School:      | <b>\$ 3,102 A</b> | HOA Fee:       | <b>\$</b> |
| Fuel Costs:  |                      | Village:     | <b>\$</b>         | HOA Period:    |           |
| Cooling:     | <b>Central Air</b>   | Total:       | <b>\$ 5,147 A</b> | HOA Incl:      |           |
| Water:       | <b>Public</b>        | Spec Assess: | <b>\$</b>         | Assum Mtg:     |           |
|              | Sewer: <b>Septic</b> |              |                   | Balance:       | <b>\$</b> |
|              |                      |              |                   | Rate:          |           |

Unbranded Virtual Tour:

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