

## Listing #1



## 211 Smith Rd, Amsterdam, NY 12010

List Price	<b>\$139,900</b>
Status	Active for Sale
Listing ID	10623199
Property Type	House
Listing Type	Exclusive Right
County	Fulton
Township	Perth
School	BROADALBIN-PERTH CENTRAL SCHOOL DISTRICT
Total Tax	\$1,940
Tax ID	166.-1-21.2
Year Renovated	2008

## Marketing Text

A unique, secluded and private property on 5.5 acres. The property is nearly invisible from the road. As you drive down the tree lined country gravel drive to a circular parking area where you can really appreciate the privacy the property provides. The large 16'x80' (1280 square foot) 3 bedroom 2 bath manufactured home sits in the center of the property. The gravel drive continues past the home to the 12 stall horse barn with running water. There are numerous paths through the property to explore and pick from the many berry bushes. There is a pond near the front of the property and plenty of space for you and your family to enjoy the outdoors to the fullest. The well, septic system and electric services are only 12 years young. The home is a 1998 manufactured home on an oversized concrete slab. The home was completely renovated in 2008 with a fireplace, updated electric, new insulation and 1/2" sheetrock throughout. This is a great chance to own a great piece of property in the Broadalbin-Perth school district on a budget.

## Property Details

- 3 Total Bedrooms
  - 2 Full Baths
  - 5.50 Acres
  - Built in 1998
  - Renovated 2008
  - 1 Story
  - Available 07/11/2019
  - Mobile Home Style
  - Vinyl Siding
  - Asphalt Shingles Roof
  - Private Well Water
  - Private Septic Sewer
- Renovation: The interior of the house was stripped down to the framework, a new 3/4" Advantech subfloor was installed, wiring was updated, insulation was upgraded and walls were finished with 1/2" sheetrock.

## Taxes and Fees

- \$1,187 School Tax
- \$753 County Tax
- Tax Year 2019

## Listing Information

- Exclusive Right Listing
- Listed: 07/09/2019
- Expires: 12/31/2019
- Days on Market: 44
- Buyer Comm.: 1%

## Listing Agent

**Brandt Minkler, MINKLER BRANDT** 518-339-5911 minkler123@gmail.com

Listing data is deemed reliable but is NOT guaranteed accurate.