

## Listing #1



## 5 Monroe St, Gloversville, NY 12078

List Price	\$69,900
Status	Active for Sale
Listing ID	10877017
Property Type	Residential
Listing Type	Exclusive Right
County	Fulton
Township	Gloversville
School	GLOVERSVILLE CITY SCHOOL DISTRICT
Total Tax	\$1,845
Tax ID	<a href="#">170500-149.007-0022-039.000</a>

### Marketing Text

This is a cute as a button, cozy cottage with 2 beds and 1 bath on the first floor. The whole house is finished and fresh for a new owner. The paint is excellent, the ceilings are perfect white with classic white painted millwork throughout the home. The hardwood floors are in great shape and flow from the great big living room down the hallway and into the bedrooms. The functional "L" shaped hallway boasts 3 large closets and a pull down stairway to a spacious storage attic. The bedrooms face the East and receive a warm and welcoming morning sunshine. The bathroom sits directly between the two bedrooms and is bright and welcoming with a custom tiled bathtub enclosure. The kitchen has a great functional working space, white painted solid wood cabinets and the appliances are included. Enjoy the outdoors on those nice days and sit on the open and covered front porch and wave to the neighbors. Or, if privacy is what your after, retreat to the fenced in back yard with a screened in covered patio. It's a great private place to hang out even when the weather doesn't cooperate, or when you want to keep those pesky summer bugs out. Even the basement has some pleasant surprises. A roomy workshop at the bottom of the stairs is in easy reach of the garage. There are two finished rooms downstairs as well. They would make great bonus space for an office, hobbies, crafts or whatever you might wish. There is so much to love about this little treasure. Big things really do come in small packages.

### Property Details

- 2 Total Bedrooms
- 1 Full Bath
- 784 Sq. Ft.
- Built in 1950
- 1 Story
- Available 05/06/2020
- Cottage Style
- Full Basement
- 784 Lower Level Sq. Ft.
- Lower Level: Partly Finished

### Interior Features

- Eat-In Kitchen
- Laminate Kitchen Counter
- Oven/Range
- Refrigerator
- Dishwasher
- Microwave
- Hardwood Flooring
- Vinyl Flooring
- Living Room
- Master Bedroom
- Kitchen
- Private Guestroom
- First Floor Bathroom
- Forced Air
- Oil Fuel
- Natural Gas
- 100 Amps

### Exterior Features

- Frame Construction
- Vinyl Siding
- Metal Roof
- Attached Garage
- 1 Garage Space
- Municipal Water
- Municipal Sewer
- Patio
- Fence
- Covered Porch
- Driveway

### Taxes and Fees

- \$554 School Tax
- \$391 County Tax
- \$900 City Tax
- Tax Year 2020

### Listing Information

- Exclusive Right Listing
- Listed: 04/15/2020
- Expires: 04/01/2021
- Days on Market: 25
- Compensation: 2.0%

### Showing Information

- Key Location: Lock box on garage door
- Contact listing broker direct

### Listing Agent

**Brandt Minkler, MINKLER BRANDT** 518-339-5911 [minkler123@gmail.com](mailto:minkler123@gmail.com)

Listing data is deemed reliable but is NOT guaranteed accurate.