

Listing #1



5 Thornwood Dr, Fort Edward, NY 12828

List Price	\$125,000 on 06/08/2023
Status	Active for Sale *Draft
Shared in MLS	Yes
Listing ID	11182364
Property Type	Residential
Listing Type	Exclusive Right
County	Washington
Township	Fort Edward
School	FORT EDWARD UNION FREE SCHOOL DISTRICT
Total Tax	\$4,706
Tax ID	533001-163.013-0001-017.000
FEMA Flood Map	fema.gov/portal
Web Listing	.

Marketing Text

This home's neighborhood has always been very favorable in the general market area. Don't wait on this listing. Add a little money and some sweat equity to make this home a gem once again! Nice lot, close to school and easy access to supermarket, restaurants, fast food spots and entertainment venues. Summer recreation areas for adults and children alike. Employment, banking and easy access to major N/S routes and a short drive to I-87 access makes this a great location for all.

ROSEANNE M LEMERY REALTY, roselemery@yahoo.com; 518-744-0014. lisa.mohanlal@yahoo.com; 518-368-9396.

Property Details

- 3 Total Bedrooms
- 1 Full Bath
- 1188 SF
- 0.68 Acres
- Built in 1961
- Available 6/21/2023
- Ranch Style
- Full Basement
- 616 Lower Level SF
- Lower Level: Unfinished, Garage Access, Walk Out
- Renovation: Roof replaced approx. 4 years ago, however, ceiling repairs/replacements are needed throughout. Floor coverings and some windows need to be replaced. Kitchen tune up, appliances and some TLC needed.

Interior Features

- Eat-In Kitchen
- Laminated Kitchen Counter
- Oven/Range
- 6 Rooms
- Living Room
- Kitchen
- First Floor Bathroom
- Hot Water
- Natural Gas Fuel
- Natural Gas Avail
- 150 Amps

Exterior Features

- Frame Construction
- Wood Siding
- Metal Roof
- Built In (Basement) Garage
- 2 Garage Spaces
- Municipal Water
- Municipal Sewer
- Enclosed Porch
- Shed
- Street View

Taxes and Fees

- \$1,804 School Tax
- \$1,464 County Tax
- \$1,438 Village Tax
- Tax Exemptions
- Tax Year 2023

Listing Information

- Exclusive Right Listing
- Listed: 6/08/2023
- Expires: 6/08/2024
- Days on Market: 11
- Total Comm.: 6.0%
- Compensation: 2.5%

Showing Information

- Sign Posted: Yes
- Key Location: BACK DOOR

- Contact Listing Agent 518-744-0014 for appointment. Lock box will be on back door. Call for combo.

Directions

South on Route 4 Broadway, turn right onto Mechanic Street, right onto Thornwood.

Listing Agents

Roseanne M. Lemery, ROSEANNE M LEMERY REALTY 518-744-0014 roselemery@yahoo.com

Lisa Mohanlal, ROSEANNE M LEMERY REALTY 518-368-9396 lisa.mohanlal@yahoo.com

Listing data is deemed reliable but is NOT guaranteed accurate.