

## Listing #1



## 53 Seminary St, Fort Edward, NY 12828

List Price	<b>\$124,900</b>
Status	Active for Sale
Listing ID	10923337
Property Type	Residential
County	Washington
Township	Fort Edward
School	FORT EDWARD UNION FREE SCHOOL DISTRICT
Total Tax	\$4,289
Tax ID	<a href="#">533001-163.017-0005-004.000</a>
Year Renovated	1995

Sweet and cozy as can be is this 3 bedroom , 1 bath cape cod style home! Come see for yourself the great floor plan featuring 3 bedrooms on first floor, dining room, Livingroom, and full bathroom. Hardwood floors (under carpets too) adds to the appeal. Upstairs you'll find loft space, 2 more rooms that could be used for additional living space, and plenty of attic storage. In the full, partially finished basement you can escape for a game of pool, relax in front of the natural gas fireplace, or make the most out of the dry bar and host a get together! Enjoy your morning coffee in the screened in porch overlooking the backyard, ready for your personal landscape touch. The newer wooden shed adds additional storage and/or workspace to your yard. There's more to see and love in person!

### Property Details

- 3 Total Bedrooms
- 1 Full Bath
- 1646 Sq. Ft.
- 0.17 Acres
- Built in 1949
- Renovated 1995
- 2 Stories
- Available 8/04/2020
- Cape Cod Style
- Full Basement
- 1176 Lower Level Sq. Ft.
- Lower Level: Partly Finished
- Renovation: Well maintained home with updated 200 amp electric, newer windows and siding, HW heater and hot water base board heat.

### Interior Features

- Eat-In Kitchen
- Laminate Kitchen Counter
- Oven/Range
- Refrigerator
- Washer
- Dryer
- Hardwood Flooring
- Carpet Flooring
- Vinyl Flooring
- 8 Rooms
- Living Room
- Dining Room
- Den/Office
- Kitchen
- First Floor Master
- First Floor Bathroom
- 1 Fireplace
- Baseboard
- Natural Gas Fuel
- Natural Gas
- 200 Amps

### Exterior Features

- Frame Construction
- Aluminum Siding
- Asphalt Shingles Roof
- Municipal Water
- Municipal Sewer
- Covered Porch

### Taxes and Fees

- \$2,098 School Tax
- \$1,141 County Tax
- \$1,050 Village Tax
- Tax Year 2020

### Listed By

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Listing data is deemed reliable but is NOT guaranteed accurate.