



MLS#: 201514341	Status:	List Price: \$149,900
Address: 363 BABCOCK LAKE RD	12138	Map: 87ga94
City/Tn(Taxing): Grafton	Village:	Total BR: 2
City/Town (Mail Address) Petersburg		Total Rm: 6
County: Rensselaer	Locale:	Total Bth: 1.0
School District: Berlin	Projected School:	Model:

ROOM	B	1	2	3	FRP	Basement:	Part	Roof:	Asphalt Shingle
Living Room:		1			Fire Place	Attic:	Part	Exterior:	Vinyl, Wood
Dining Room:	FDR	1				Laundry:	1st Floor	Off St Parking:	4
Kitchen:		1				Garage:	4 Attached, Detached	Condition:	Very Good
Family Room:						Amenities:	Ceramic Tile, Sliding Glass Door, Built-In Cabinets, Fireplace Insert, Wall to Wall Carpet	Age:	25
Bedroom:		2						Age Desc:	Estimated
den		1				Interior Features:		Handicap:	No
								Fireplaces:	1
Full Bath:		0	1	0	0	Exterior Features:	Invisible Dog Fence	Woodstoves:	1
Partial Bath:		0	0	0	0			Acres:	1.580
								Survey:	
Kitchen Type:		Working Only				Appliances:	Range w/Oven	Above Gr SqFt:	1358
						Access. Features:		Desc:	Estimated
						Lot:		Below GR SqFt:	
						Description:	Level		

Remarks: **Great home for the nature lover. Quiet country road with wildlife galore. Relax in the cozy living room with stone fireplace or in the roomy yard accessed through the sliding glass doors. 2 large garages for all the boy toys! Den could be used as a 3rd bedroom. A little TLC will go a long way towards making this house a great home!**

Directions: **From Troy, take Route 2 East through Cropseyville, continue on to Grafton, turn right onto Babcock Lake Road just after the elementary school.**

UTILITIES		ANNUAL TAXES		OFFERING TERMS	
Heat System:	Hot Water, Stove	General:	\$ 1,761 Estimated	HOA:	No
Heat Fuel:	Oil	School:	\$ 2,191 Estimated	HOA Fee:	\$
Fuel Costs:		Village:	\$	HOA Period:	
Cooling:	None	Total:	\$ 3,952 Estimated	HOA Incl:	
Water:	Well Except Dug	Spec Assess:	\$	Assum Mtg:	
Sewer:	Septic			Balance:	\$
				Rate:	

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