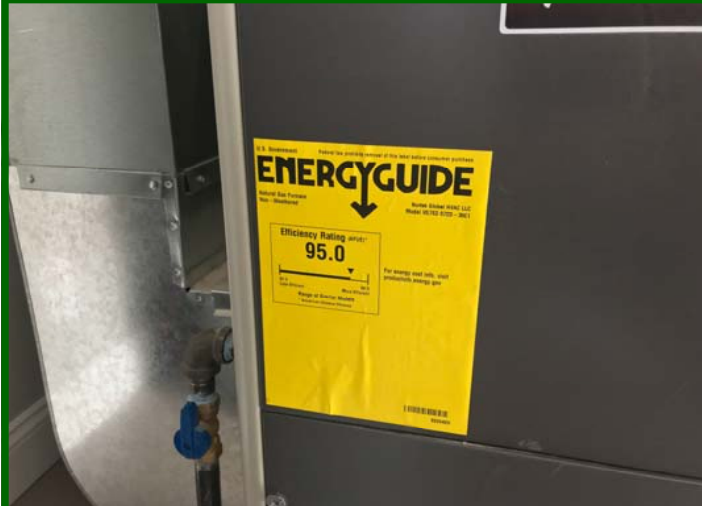


GOOD MORNING REALTY



New 95% Eff. Furnace



Bathroom



Bedroom

For More Information Contact:
Britt Abbey
NYS Licensed Real Estate Broker
(315) 376-8688 Office
(315) 783-9773 Cell
Britt@GoodMorningRealty.com
7556 So. State Street, Lowville, NY 13367

For A Video Tour, Tax Map or Disclosures
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THE LOCAL REAL ESTATE MARKETING FIRM YOU CAN DEPEND ON!



GOOD MORNING REALTY

Single Family

V/O Croghan



Buy Today for \$109,900

3 Bedroom/3.5 Bath Updated home

**6835 Mechanic Street
Croghan, NY 13327**



Garage/Barn



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Living Room



New Kitchen

For Additional Information On This Property, Including Video Tour, Tax Map and Disclosures, Log Onto:

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Information Provided Herein Is Believed Reliable But Not Guaranteed

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PROPERTY INFORMATION

Lot Size: 0.27 Acres +/-
Tax Parcel Number: 129.12-01-05.100
Living Space: 1,400 Square Feet +/-
Tax Assessment: \$109,400
Tax: \$ 2,500 +/-
(Includes Town, County, Village and School)
Bedrooms: Three
Baths: 3 Full/1 Half
Sewer: Public
Water: Public Managed
Electric Service: 200 Amp, CB
Age: Built in 2000
School: Beaver River
Foundation: Concrete Block
Siding: Vinyl
Roofing: Metal
Heating: New 95% Eff. Natural Gas

Fully updated single level home in the Village of Croghan. Highlights include: - Solid maple hardwood flooring in the kitchen, dining area and living room and porcelain wood plank flooring in the bathrooms and utility room. - 95% efficient natural gas furnace, energy smart electric hot water heater and WiFi enabled thermostat - 3 Large bedrooms, each with their own full bathroom. - Custom solid doors throughout the entire house - Stainless steel dishwasher and microwave/fanhood - Garage/ Barn with new steel siding

Price Reduced to:

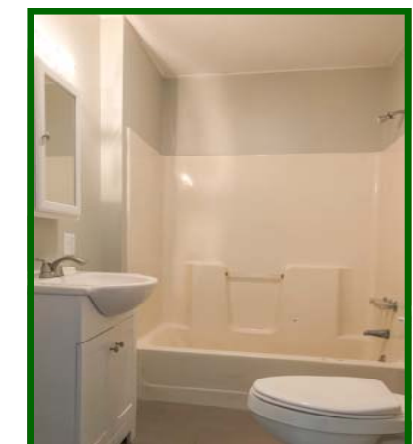
\$109,900



Bedroom



View of Living Room to Kitchen



Bathroom