



Price Decrease

MLS#: **S1145111** **Single Family Residential** **A-Active**
6835 Mechanic St List Price: **\$109,900**
County: **Lewis** Zip: **13327** Acres: **0.27**
Town: **Croghan** Pstl City: **Croghan** Cross St: **Bank**
Area #: **Croghan Village-Croghan-232001**
Village: **Croghan-Village** Lot Front: **70**
Subdivision: Lot Depth: **169**
TxMap#: **232001-129-012-0001-005-100-0000** Lot Shape:
City Nghbrhd: Lot #: **5**
School Dist: **Beaver River** SqFt: **1,400**
High School:
Middle School:
Elem School: Year Built: **2000**
Yr Blt Desc: **Existing**
Photo: **15**

General Information

Style of Res: **Ranch** Full Baths: **3** Bedrooms: **3** Beds Full Half
Built By: Half Baths: **1** Total Rooms: **5** 1st Flr: **3** **3** **1**
Stories: **1.0** Tot Baths: **3.1** # Beds/Sept: 2nd Flr: **0** **0** **0**
Exter Constr: **Vinyl** 3rd Flr: **0** **0** **0**
Driveway: **Stone/Gravel** 4th Flr: **0** **0** **0**
Garage: **1.0/Detached** Bsmnt: **0** **0** **0**
Total: **3** **3** **1**

Lot Info: **Agricultural District, Neighborhood Street**
Attic: **Scuttle Access** Foundation: **Poured**
Basement: **Crawl Space**
Waterfront: **No** Footage: Riparian Rgts? **No**
Name: Island Name:

Public Remarks: **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.**

Unbranded VT: [Click Here](#)

Aerial Drone Video:

Virtual Tour 3D:

Directions: **From NYS Route 812, turn onto Mechanic St. Property will be on your right across from the intersection with Bank St.**

Interior & Exterior Features

Add'l Rooms: **1st Floor Bedroom, 1st Floor Master Bedroom, 1st Floor Master Suite, Guest Suite, Laundry-1st Floor, Living Room, Master Bedroom Bath** Total FP: **0** # Artificial: **0**
Add'l Interior Features: # Gas: **0**
Add'l Exterior Features: # Pellet: **0**
Wood Burning: **0**
Wood Stove: **0**
Coal: **0**
Other: **0**
Add'l Struct: **Barn / Outbuilding** # Freestanding: **0**
Kitch/Dining: **Kitchen/Family Room Combo, Living/Dining Combo** # Not Rep to Code: **0**
Appliances: **Dishwasher, Microwave**
Accessibility:
Floor: **Hardwood-Some, Tile-Some, Wall To Wall Carpet-Some**

Utilities Information

HVAC Type: **Forced Air** Sewer: **Septic**
Heating Fuel: **Gas** Water: **Public Connected**
Water Htr Fuel: **Electric** ENERGY STAR®
Qualified:
Emerg Backup:
Type of Well: **None** Well Location:

Financial Information

Possible Fin: **Cash, Conventional, FHA, USDA, USDA-FSA Loan, VA** Type of Sale: **Normal**
1st Mtg Bal: **\$0** Equity: **\$109,900.00** Town/Cnty Tax: **\$533**
2nd Mrt Bal: **\$0** City/Vil Tax: **\$400**
Tax Info:
Assess Val: **\$28,400** School Tax: **\$520**
HOA Pay Desc: **None** Annl Spc Assess: **\$0** Total Taxes: **\$1,453**
HOA Fee:
HOA Amen:
Sale Price: DOM: **90** Lot Rent:
Closed Date:

MLS#: **S1145111**

Good Morning Realty

Carole Dunbar

NY Licensed Assoc. R.E. Broker

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