



New Listing

MLS#: **S1223133** **Single Family Residential** **A-Active**
9652 Pearl St List Price: **\$89,900**
County: **Lewis** Zip: **13327** Acres: **0.17**
Town: **Croghan** Pstl City: **Croghan** Cross St: **George**
Area #: **Croghan Village-Croghan-232001**
Village: **Croghan-Village** Lot Front: **60**
Subdivision: Lot Depth: **125**
TxMap#: **232001-129-012-0002-011-000-0000** Lot Shape: **Rectangular**
City Nghbrhd: Lot #: **11**
School Dist: **Beaver River** SqFt: **979**
High School: Year Built: **1960**
Middle School: Yr Blt Desc: **Existing**
Elem School: # Photo: **13**

General Information

Style of Res:	Ranch	Full Baths:	1	Bedrooms:	2	Beds Full:	1	Half:	0
Built By:		Half Baths:	0	Total Rooms:	4	1st Flr:	2	1	0
Stories:	1.0	Tot Baths:	1.0	# Beds/Sept:		2nd Flr:	0	0	0
Exter Constr:	Aluminum/Steel					3rd Flr:	0	0	0
Driveway:	Blacktop					4th Flr:	0	0	0
Garage:	0.0/Carport, Detached					Bsmnt:	0	0	0
						Total:	2	1	0

Lot Info: **Neighborhood Street** Roof Descr:

Attic: **Crawl Space** Foundation: **Block**

Basement: **Full**

Waterfront: **No** Footage: Riparian Rgts? **No**

Name: Island Name:

Public Remarks: **Cute and cozy is the best way to describe this well-maintained ranch home. Eat-in kitchen with large living room off, two bedrooms and full bath. If that's not enough room, there is a full basement with laundry. Hot water heater is only two years old. Furnace is natural gas. In the rear of the home is a covered patio area, carport and storage shed.**

Unbranded VT:
Aerial Drone Video:
Virtual Tour 3D:

Directions: **In Croghan, turn onto Convent Street next to Croghan Candy Kitchen. Make a left onto Pearl Street. Home is on your right. Look for sign.**

Interior & Exterior Features

Add'l Rooms:	1st Floor Bedroom, Laundry-Basement, Living Room	Total FP:	0	# Artificial:	0
Add'l Interior Features:		# Gas:	0	# Pellet:	0
Add'l Exterior Features:		# Wood Burning:	0	# Wood Stove:	0
Add'l Struct:		# Coal:	0	# Other:	0
Kitch/Dining:	Eat-In	# Freestanding:	0	# Not Rep to Code:	0

Appliances: **Oven/Range Electric, Refrigerator**

Accessibility: **Vinyl-Some, Wall To Wall Carpet-Some**

Utilities Information

HVAC Type:	Forced Air	Sewer:	Sewer Connected
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, VA	Type of Sale:	Normal	Town/Cnty Tax:	\$857
1st Mtg Bal:	\$0	Equity:	\$89,900.00	City/Vil Tax:	\$402
2nd Mrt Bal:	\$0			School Tax:	\$923
Tax Info:				Total Taxes:	\$2,182
Assess Val:	\$50,300	Annl Spc Assess:	\$0	Lot Rent:	
HOA Pay Desc:	None				
HOA Fee:		DOM:	1	Closed Date:	
HOA Amen:					
Sale Price:					

Carole Dunbar
NY Licensed Assoc. R.E. Broker

MLS#: **S1223133**
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