

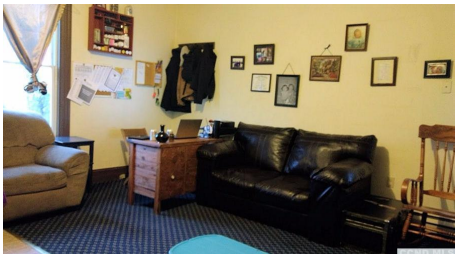
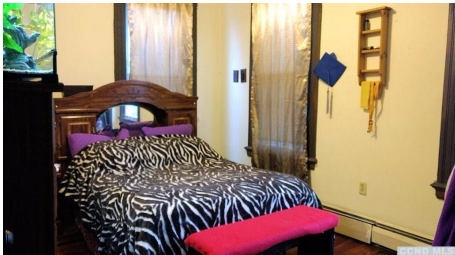
# Public Detail with Addl Pics Report

Listings as of 03/26/18 at 6:34pm

**Active 01/17/17**      **Listing # 113140**      **1770 State Route 23, Copake, NY 12516 Map**      **Listing Price: \$335,000**  
**County: Columbia**



<b>Property Type</b>	Multi Family	<b>Approx Finished SqFt</b>	3124
<b>Area</b>	Copake	<b>Lot Sq Ft (approx)</b>	20473
<b>Beds</b>	8	<b>Lot Acres (approx)</b>	0.4700
<b>Baths(FTHQ)</b>	4 (4 0 0 0)		
<b>Year Built</b>	1900		
<b>Tax Map ID</b>	144.4-1-21		
<b>DOM</b>	433		



**School District** Taconic Hills

**Directions** 1/4 mile from Crayville Post Office on corner of Route 23 & Route 7.

**Marketing Remark** GREAT investment opportunity! Four units, all tenants in good standing and hoping they go with the sale!! Each apartment is on it's own electric meter. Two water tanks, one furnace. \$46,800+/yearly in rental income....now that's a great investment! Income statement available. Apt. 1 \$975/mo., Apt. 2 \$975/mo., Apt. 3 \$975/mo. & Apt. 4 \$975/mo. Tenants pay own Electric. Property Condition Disclosure on file.

<b>Special Conditions</b>	None/Unknown	<b>Sign on Property</b>	Yes
<b>Zoning</b>	Ag/Res	<b>Ag District</b>	Yes
<b>Flood Zone</b>	Unknown	<b>Pond/Stream</b>	No
<b>Survey</b>	Yes (maybe)	<b>Waterfront</b>	No
<b>Signed Ld Paint Disc</b>	Yes	<b>Inc/Exp State Avail.</b>	Yes
<b># of Units</b>	4	<b>Color</b>	White w/Red trim
<b>Roof</b>	Shingle	<b>Porch/Deck Options</b>	Enclosed Entry (back apartment), Porch/Deck (Fairly new front porch/built in benches)
<b>Basement</b>	Concrete, Dirt, Full, Unfinished	<b>Green Features</b>	No
<b>Windows</b>	Other	<b>Foundation</b>	Stone
<b>Garage/Parking</b>	Private parking lot	<b>Condition</b>	Good
<b>Construction</b>	Frame	<b>Siding</b>	Wood
<b>Water</b>	Well	<b>Sewer</b>	Septic Tank (State of the Art, \$70k installed in 2015)
<b>Heat Type</b>	Oil	<b>Water Heater</b>	Electric
<b># of Furnaces</b>	1	<b>Electric</b>	200 Amps
<b># of Heaters</b>	4	<b># of Meters</b>	4 (All tenants pay own electric)
<b>Utilities Included</b>	Oil Heat included	<b>School Tax</b>	\$1944.06

**Town Tax** \$1425.56  
**Assessors FulMrktVal** \$190000.00  
**Unit 1 - Rooms** Living Room, Kitchen, Bedrooms (2), Bathrooms  
**Unit 1 - Occupied** Yes  
**Unit 1 Lease Expires** Month to month  
**Unit 1 Electric Incl** No  
**Unit 2 - Rooms** Living Room, Kitchen, Bedrooms (2), Bathrooms  
**Unit 2 - Occupied** Yes  
**Unit 2 Lease Expires** Month to month  
**Unit 2 Electric Incl** No  
**Unit 3 - Rooms** Living Room, Kitchen, Bedrooms (2), Bathrooms  
**Unit 3 - Occupied** Yes  
**Unit 3 Lease Expires** Month to month  
**Unit 3 Electric Incl** No  
**Unit 4 - Rooms** Living Room, Kitchen, Bedrooms (2), Bathrooms  
**Unit 4 - Occupied** Yes  
**Unit 4 Lease Expires** Month to month  
**Unit 4 Electric Incl** No

**Assessment** \$190000  
**Tax Exemptions** No  
**Unit 1 - Appliances** Range, Refrigerator, Washer/Dryer (Tenant owns washer/dryer)  
**Unit 1 - Rent** \$975  
**Unit 1 Heat Included** No  
**Unit 1 Description** Heat include/Tenant pays own electric  
**Unit 2 - Appliances** Range, Refrigerator, Washer/Dryer (Tenant owns washer/dryer)  
**Unit 2 - Rent** \$975.00  
**Unit 2 Heat Included** No  
**Unit 2 Description** Heat include/Tenant pays own electric  
**Unit 3 - Appliances** Range, Refrigerator, Washer/Dryer (Tenant owns washer/dryer)  
**Unit 3 - Rent** \$975.00  
**Unit 3 Heat Included** No  
**Unit 3 Description** Heat include/Tenant pays own electric  
**Unit 4 - Appliances** Range, Refrigerator, Washer/Dryer (Tenant owns washer/dryer)  
**Unit 4 - Rent** \$975.00  
**Unit 4 Heat Included** No  
**Unit 4 Description** Heat include/Tenant pays own electric

**Presented By:**

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U.S. Patent 6,910,045

