

THIS INFORMATION IS BELIEVED ACCURATE, BUT NOT GUARANTEED BY THE BROKER

Property Address:	Street: 34 Coleman Ave.	City: Hudson Falls	MLS #: 13433							
Directions: Rt.4 thru Hudson Falls toward Ft.Edward, left on Elm St., right on Oak St., left on Coleman Ave. House on right (see sign).										
	Type1: Residential	Type2:	Price \$: 110,000							
	Style: Cape									
	Terms:	DP:	Int:							
	Taxes School: 1865	Taxes Town: 2453								
	School District: Hudson Falls									
	Deed: 690/335	Survey:	Abstract:							
	Title Ins:	R.O.W.:								
	Deed Restrictions: no	Wetlands: no								
	Zoning APA: N/A	Local: Village of Hudson Falls								
	Permits/Non-Jurisdictional Letter: _	Sign: Y								
	Comments:									
	Septic: _	Gal:	Drywell: _	Cesspool: _						
Location:										
Water: Town	Ft:	GPM:								
Location:										
Lot Size: 50x158x50x154	Rd.Frontage: 50	On: Coleman Ave.								
Road: Public: _ , Private: _ , Dirt: _ , Paved: Y	Maintained: Town	Logged:								
Water Frontage: Ft.	ON:	Water Rights To:								
Deeded Docking:	Beach:	Subdivision Name:								
Shared With:	Lot Dues:	Remarks:								
Electric: Y	AMP: 200	Location: Basement	Phone: Y Cable Avail: Y							
Year Built: 1940	Condition: Very good	Siding: Vinyl	Color: Yellow							
Roof : Composition Shingle	Foundation: Block	Building Dimensions:	Living Space S/F: 1001							
Windows: Thermo: Y , Storms: _ , Screens: _	Insulation Type: Fiberglass	Ceiling: 10	Walls: 4 Floor:							
Heating System: Gas Forced Air			Heating Cost :							
Woodstove: Chimmey & Hearth Installed	Fireplace:	Garage Size: None	Location:							
Interior Walls: Sheetrock	Floors: Wood , Carpet & Linoleum									
Furnishings: None										
Other:			Detectors: Smoke: Y , Carbon Monoxide: Y							
Appliances: Refrigerator: Y , Stove: Y , Washer: _ , Dryer: _ , Dishwasher: _ , Microwave: _ , Satellite: _										
Rooms	LIV	KIT	DIN	FAM	BED	BATH	LAUNDRY	DECK	PORCH	OTHER
1st Floor	X	X	X						X	
2nd Floor					3	X				
Basement										
Remarks: JUST REDUCED! Charming cape in nice quite neighborhood. Spacious fenced in back yard with charming storage shed. New roof in 2006. Excellent starter home with great potential.										