


27 Falcon Chase, Rensselaer, NY 12144 USA

Sold Price: \$87,000

	ML#: *1362254	Residential	1 Family, Det	LSC: CL
	Sec/Area: 133.15 Devel: Hamlet: Taxes: \$1,706.98 Total Taxes: \$1,706.98 Dis: Block: 3 Appx Yr Built: 1998 Yr Built Exception:	Vill Tax: Sec: 133.15 Lot: 50	Style: Colonial Rooms: 9 Br: 3 Baths Full: 2 Lot Size: .36 acres Lot Sqft: 12197 Zoning: Adult Comm: N Year Renovated: New Constr: N	Half: 1

School District: 530 - Rensselaer

Elementary School:

Jr High School: Rensselaer Junior/Senior High

High School: Rensselaer Junior/Senior High

Cross Street: Valley View Blvd

 Walk Score®: 10

Directions: mapquest

Location Features:

PUD:

Agent Only Remarks: short sale, as is

Public Remarks: 3 bedroom colonial

Property Characteristics

<u>Interior Features</u>	<u>Exteriors Features</u>	<u>Utilities</u>
Interior Features: Formal Dining Room, Eat in Kitchen Total Rooms Finished: Appearance: as is Appx Int Sqft: 1800 Basement: Full, Unfinished # Kitchens: 1 Attic: None Fireplaces: 0	Exterior Features: Tennis Ct Desc: Parking: Driveway: Pvt Construction: Frame Siding Description: Street Type: Other Structures: View: Lot Exposure: Building Size:	A/C: Central Heating Fuel: Natural Gas Heating Type: Hot Air Heat Zones: 2 Sep HW Heater: Hotwater: # of Heat Units: # of Electric Meters: # of Gas Meters: Garbage Removal: Water Description: Sewer Description: Included In Taxes: Permit:

Included: Dishwasher, Refrigerator, Oven/Range

Personal Property Exclusions: Dryer, Washer

Personal Property Exclusions (Additional):

Modification Exclusions: M8 Short Sale Notification

Waterfront Features:

Water Frontage:

Building Features:

Green Features:

Floor Plans

<u>Level</u>	<u>Type</u>	<u>Description</u>
1	Kitchen	
1	Laundry Room	
Bsmt/Subfl: concrete		
1st Floor: LR, Foyer DR, kitchen, 1/2 bath, laundry room		
2nd Floor: master BR, 2 full bath		

Additional Info

Also For Rent: N

Auction Listing:

REO: N

Rental Income:

Auction Terms Sale Listing:

Supersedes ML#:

Tenant Pays:

Contract Vendee Listing:

Investment Info

Adjusted GOI:

Fuel Expenses:

Gross Operating Income:

Insurance Expenses:

Total Vacancies:

Maintenance Expenses:

1Bedrooms:

Trash Removal Expenses:

2Bedrooms:

Water Expenses:

3Bedrooms:

Other Expenses:

4Bedrooms:

Prepared by: Mindy Gussin Premium Group Realty Corp (516) 243-7570

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List Date: 11/12/2019 Exp Date: 11/12/2021 UC Date: 4/27/2020 Prop Title Dte: 9/11/2020 Title Date: 10/22/2020	Original LP: \$130,000 Prior LP: List Price: \$130,000 Owner Financing: Sold Price: \$87,000 % Difference: 33.1 Mortgage Type: Cash Final Mort: Withdrw/Rel Dte: Obligation Dte: W/R Conditions: DOM: 166	Agreement Type: Seller Agency Comp: 2 Buyer Agency Comp: 2 Broker Agency Comp: 0 <i>Offers of compensation are for OneKey™ MLS Participants only.</i> Concessions Paid by Seller:
<i>Listing Office/Agent Info</i>		
Premium Group Realty Corp (PRMN01)	516-243-7570	Frank Codispoti 516-238-4819
<i>Selling/Co Selling Office/Agent Info</i>		
Premium Group Realty Corp (PRMN01)	516-243-7570	Mindy Gussin 516-243-7570
Occupancy: Moved From: N Greenbush Show Instr: Status/Show#: 516-238-4819 Lockbox:	Owner: Trustee/McDermot Purchaser: TD Quality Property	Offers: Cannot be Present Status/Show# 2: Access Showing: