

LISTING DETAIL

MLS # 31504
Status ACTIVE
Type Single Family
Township Liberty Township
County Sullivan County

Address 3257 Route 52
Address 2
City White Sulphur Springs
State NY
Zip 12787
Class RESIDENTIAL
Asking Price \$130,000

Kevin J Graham
American Heritage
Off: (845) 482-5565
Off: (845) 482-5565
4936 Route 52
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Directions Entering WSS westbound on Route 52 the house is on the lefthand side, halfway down the hill.

GENERAL

Listing Type	Exclusive Rights	Approx Lot Size-Side	Kitchen Level	1
# Rooms	6	Tax Map-Section	Kitchen Size	
# Bedrooms	3	Tax Map-Block	Den Level	
# Full Baths	1	Tax Map-Lot	Den Size	
# Half Baths	0	Approx SqFt Above Grade	Utility Room Level	1
Garage Type	Detached Garage	Approx SqFt Below Grade	Utility Room Size	
Garage Capacity	2	Approx Total Square Feet	Master Bedroom Level	2
Fireplace	0	Living Room Level	Master Bedroom Size	
Addl Rooms Above Grade	0	Living Room Size	Bedroom 2 Level	2
Addl Rooms Below Grade	0	Family Room Level	Bedroom 2 Size	
Number of Acres	0.45	Family Room Size	Bedroom 3 Level	2
School District	Liberty Central	Dining Room Level	Bathroom 1 Level	2
Development		Dining Room Size	Bathroom 2 Level	
Approx Year Built	1933		Half Bath 1 Level	
Approx Lot Size-Front	50		Half Bath 2 Level	

FEATURES

STYLE Two Story	SEWER Septic	LAND FEATURES Gently Sloping
PRESENT USAGE Residential	WATER HEATER Oil	INTERIOR Hardwood Floors, TV
CONDITION Good	HEATING Baseboard, Hot Water	AMENITIES Cable, Wood Stove
EXTERIOR Asbestos	BASEMENT Full, Poured	EXTERIOR Guest Cottage
ROOF Shingle	APPLIANCES Refrigerator, Stove	AMENITIES
ELECTRIC Circuit Breaker	NEAR (UNDER 5 MILES) Golf, Hotels, Lake/Stream, Parks, River, Schools, Shopping	TO SHOW By Appointment, Call Broker
FUEL Oil	ROAD Paved, State	POSSIBLE FINANCING OPTIONS Conventional
WATER Municipal		Rent with Options, Sale

FINANCIAL

Town & County Tax	Land Value
School Tax	Total Value
Village Tax	Maintenance Fees (Year)
Tax Year 2011	Utilities (Month)
Approx Total Taxes 5997.39	Homeowners Fees (Year)
Tax Exemption Y/N No	Financing Terms

REMARKS

House with the apartment over the garage would be good for a rental income property for a family looking to offset costs with the additional income.