

## ALL FIELDS DETAIL



<b>MLS #</b>	20093523	<b># of Bedrooms</b>	Three
<b>Status</b>	ACTIVE	<b># of Full Baths</b>	Two
<b>Type</b>	Single Family	<b># of Half Baths</b>	None
<b>Address</b>	1028 Albany Post Road	<b>Garage Capacity</b>	Two
<b>City</b>	Gardiner	<b>Garage Type</b>	Garage Detached
<b>State</b>	NY	<b>Age</b>	61+
<b>Zip</b>	12525-5501	<b>Listing Type</b>	Exclusive Right
<b>Area</b>	GARDINER		
<b>Class</b>	RESIDENTIAL		
<b>Asking Price</b>	\$379,000		
<b>For Sale</b>	For Sale		
<b>IDX Include</b>	Yes		

## GENERAL

<b>VOW Include</b>	Yes	<b>VOW Address</b>	Yes
<b>VOW Comment</b>	Yes	<b>VOW AVM</b>	Yes
<b>Number of Acres</b>	0.50	<b>Agent</b>	ANNE O'DELL - CELL: (845) 270-5441
<b>Listing Office 1</b>	Willow Realty - G - Main: (845) 255-7666	<b>SubAgent Comm</b>	2.5%
<b>BB Comm</b>	2.5%	<b>BkrAgt Comm</b>	2.5%
<b>Owners Name</b>	Matos	<b>Owners Phone</b>	8452705441
<b>Occupied</b>	Y	<b>Occupant Name</b>	Owner
<b>Listing Date</b>	8/4/2009	<b>Expiration Date</b>	7/31/2010
<b>Year Built</b>	1880	<b>Handicap Accessible</b>	No
<b>School District</b>	NEW PALTZ	<b>Elementary School</b>	DZNE/LNPE
<b>Zone</b>	AR80	<b>Survey</b>	y
<b>Lot Dimensions</b>	irregular	<b>Style</b>	Farm House
<b>Living Room -Level</b>	1	<b>Living Room -Room Size</b>	13' x 14'
<b>Dining Room -Level</b>	1	<b>Dining Room -Room Size</b>	15'4" x 15'
<b>Kitchen -Level</b>	1	<b>Kitchen -Room Size</b>	13'6" x 22'
<b>Bedroom 1 -Level</b>	2	<b>Bedroom 1 -Room Size</b>	14'6" x 13'
<b>Bedroom 2 -Level</b>	2	<b>Bedroom 2 -Room Size</b>	13'9"x12'9"
<b>Bedroom 3 -Level</b>	2	<b>Bedroom 3 -Room Size</b>	11 x 13'6"
<b>Den -Level</b>	1	<b>Den -Room Size</b>	11 x 11'3"
<b>Attic -Level</b>	2	<b>Attic -Room Size</b>	12' x 15'
<b>Total Rooms</b>	8	<b>Kitchen Description</b>	EAT IN
<b>Square Feet</b>	1650	<b>SqFt 1st</b>	1046
<b>SqFt 2nd</b>	604	<b>Liber/Book</b>	2452
<b>Page</b>	40	<b>Section</b>	93.4
<b>Block</b>	1	<b>Lot</b>	36
<b>Access/Detailed Show Inst</b>	Call LR 845-270-5441 LB	<b>Directions</b>	From intersection of Route 44/55 and Albany Post, south on Albany Post, 2nd on right after Bevier Rd. NO SIGN.
<b>Update Date</b>	8/4/2009	<b>Color</b>	White
<b>Status Date</b>	8/4/2009	<b>Input Date</b>	8/4/2009 3:41:00 PM
<b>Hotsheet Date</b>	8/4/2009	<b>Original Price</b>	\$379,000
<b>Associated Document Count</b>	0		

## FEATURES

<b>CONDITION</b>	<b>ATTIC</b>	<b>LOT/SITE</b>	<b>VEWS</b>
VERY GOOD	ST/CR	RURAL	WATER
<b>APPLIANCES</b>	<b>HEAT SOURCE</b>	<b>ACCESS/SHOWING INFO</b>	<b>WATER FEATURES</b>
DISHWASHER	FORCED AIR	APPOINTMENT REQ.	WATER FRONT
RANGE	<b>HEATING FUEL</b>	CALL LIST AGENT	<b>ROOF</b>
REFRIGERATOR	OIL	<b>STYLE</b>	ASPH SHINGLE
<b>FLOORS</b>	<b>GARAGE/PARKING EXTRAS</b>	FARM HOUSE	<b>SIDING</b>
WIDE BOARD	2-Car	<b>PLUMBING</b>	WOOD
WOOD	<b>ELECTRICITY</b>	MIXED	<b>PORCH</b>
<b>FIREPLACE DESCRIPTION</b>	CIRCUIT BREAKERS	<b>WATER</b>	PATIO
OTHER/SEE REMARKS	<b>CONSTRUCTION</b>	DRILLED WELL	<b>KITCHEN DESCRIPTION</b>
<b>FIREPLACE LOCATION</b>	FRAME/STICK	<b>SEWER</b>	COUNTRY
DINING ROOM	<b>LOT FEATURES</b>	SEPTIC-INGR.	EAT - IN
LIVING ROOM	LEVEL	<b>WATER WAYS</b>	
<b>BASEMENT</b>		SHAWANGNK KILL	
PARTIAL			

**FINANCIAL**

<b>Sign</b>	N	<b>Assessed</b>	199,000
<b>School Tax</b>	3508	<b>General Tax</b>	1280
<b>Vil. Tax</b>	0	<b>Tax Exemption -Yes</b>	Y

**REMARKS**

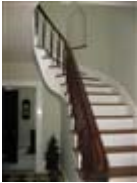
Your country dream come true: an 1880 two-story home on the Shawangunk Kill! Updated for comfort, this home retains most of the original features: original wide board floors, dark cherry doors and gracefully curving banister, original plaster trim, and more. Set on a half acre, well screened from the road and surrounded by perennial plants. Just steps to fish, canoe or kayak! Enjoy morning coffee on the patio as the water dances below. A real country gem in a convenient location.

**ADDENDUM**

Minutes to Gardiner, Minnewaska, Mohonk Preserve, New Paltz. This is the perfect farmhouse you've been looking for!

**AGENT REMARKS**

Ulster lockbox is on left side door - go to garage and walk around rear of home, admiring the Shawangunk Kill as you go. Key is for FRONT door. Pull key back out a little before turning and it will work. Any trouble call 845-270-5441. Buyer agent to verify all info.

**ADDITIONAL PICTURES****DISCLAIMER**

This information is deemed reliable but not guaranteed.