

FOR SALE

*Fully Renovated 3-Bedroom, 3-Bath, 3,000+- S/F
Center Hall Colonial, Plus Commercial Offices
1403 Chrisler Avenue, Schenectady, NY 12303
(Corner of Chrisler & Pennsylvania Avenue) (Mont Pleasant)
(This Home Is A Must See)*

Offered at \$149,900



Lot Size: 75' x 150' (Large corner double lot)

Exterior: Vinyl Siding, Aluminum, soffit and trim. (1996 and 2000)

Large paved parking area (2001)

Grounds: Well landscaped with many perennials, shrubbery and well groomed lawn, large designer block flower beds with underground sprinkler, large flower bed with pond and fully fenced yard, (2001)

First Floor: Enclosed front sun porch with built-in sitting benches,
Formal entranceway/foyer w/coat closet,

Formal Dining Room, with hardwood flooring, elegant wall paper, chair rail and carved crown molding,

Formal Living Room w/brick fireplace with wood burning stove insert, heatilator and new lining in chimney (1999) and carved crown molding,

"This is a must see home"



Refinished hardwood floors first and second floors,

Large Spacious Kitchen, maple cabinets with new counter-tops, ceramic tile floor and appliances, including garbage disposal.

New Full Bath with ceramic tile floor and new fixtures,

Large Atrium Style year round family room w/slate floor and stand alone gas fired hot air heat/central air conditioning system and carved crown molding,

Attached Heated 2-Car Garage with new poured concrete floor (2001), Full 2nd floor over garage, new vinyl replacement windows, fully insulated, electric sub-panel service in garage and additional storage room off garage

Attached, but Separate from House: Commercial Offices w/Separate Entrance and Full Bath. Offices Consist of Reception Area and 3-Private Offices. Mahogany paneling and carved crown molding,

NOTE: Offices May Easily Be Converted To Additional Living Space or Additional In-Law/Rental Unit, red oak hardwood flooring. (Separate Utilities) Offices are on their own electric meter.

Second Floor:

Hallway door leading to balcony with wrought iron railing and cloth line,

Refinished hardwood flooring throughout,

Spacious hallway leading to **2-large bedrooms** (One with separate connected **new ½ bath**),

Additional large new full bath with designer ceramic tile and fiberglass tub/shower unit, (2001),

Large double door linen closet,

Outstanding Large Master Bedroom with wall sconces, double closets, and archway

Attic:

Full third floor insulated attic with flooring throughout and new vinyl replacement windows (2002),

Basement: Full basement with poured concrete floor, high ceilings, washer and dryer hookups, double deep bay stainless steel sink, new steel insulated steel doors leading to rear of home and very dry (No dampness in basement)

Foundation: Block

Windows: ALL new vinyl tilt in vinyl replacement windows 1999-2000 with argon gas, low-e and sun protection,. Windows also replaced in basement, garage and attic.

Electrical System: 200 Amp service, split with two electric meters. (One for house and one for offices or Convert to apartment.

Roof: Asphalt shingle and roll rubber roof (replaced approximately 1996),

Main Heating System: Gas fired hot water, new baseboard (Installed in 1998), 3-separate zones, (first floor, second floor and offices)

Hot water: 40-Gallon gas fired quick recovery hot water tank (1999)

Plumbing: All plumbing has been replaced and updated to new ¾" copper piping in 1999, all bathroom fixtures, toilets, sinks, medicine cabinets and vanities new in 1999 as well.

Zoning: Commercial/Residential

SBL#: 49.64-4-1

Taxes: \$3,721.21 Annually

Exclusions: Leaded Lighting Fixtures in Family Room, Mater Bedroom, Second Floor Hall Way and Bedroom, Washer & Dryer, Outdoor Fireplace, Shed, Fountain In Yard and Playground Animals In Yard.

For Additional Information or to make an appointment for viewing contact:

*Collar City Auctions & Realty, Inc.
Licensed Real Estate Brokers*

(518) 372-8067

Also, visit our website for additional color photos @ www.collarcityauctions.com

Directions: New York State Thruway Exit 25, I-890 West To Exit 6 (Michigan Avenue), Left At Top Of Ramp, Proceed to End, Right On Chrysler Avenue, Property On Right.