



The Inside Scoop... On This Home

(518)928-9923 Christine | (518) 852-9496 Joe



A quick-reference guide designed to highlight important features, history, and considerations during showings.

*****Completed by the seller(s) of the property**

Address: 51 Cook Cir Gansevoort, NY 12831

Mailing Address: 51 Cook Cir Gansevoort, NY 12831

Attorney: Jeffrey Bagnoli, Esq

Road is **PUBLIC** or PRIVATE / Is there a road Maint. Agreement? Y / N

School District: Schuylerville Elementary: Schuylerville

Where does the school bus pickup and drop off? At the corner, 2 houses down

Please describe the location of the property lines - Are there any markers in the ground we should look for? There are no markers that we are able to see.

Where is the well located (If applicable): N/A

Where is the septic located (If applicable): Behind the house, off the corner of deck

What size is your septic tank in gallons? 1,000 gallons - Commercial grade leach field

What is the tank made of? (Metal, Concrete, etc.): Concrete

Last pumped: 2022 How Often? every 4 years

Is there hardwood under carpeting? no carpeting, waterproof laminate

Is there fencing on the property? Yes If so who owns it? Neighbors

How far from the property line is the fence located? on the line

What type of fireplace do you have? Wood (Wood, Gas, etc.)

When was the fireplace last used? Daily - Woodstove insert

When was the fireplace last serviced or cleaned? August 2025

What type of heating fuel do you use? Wood

Who is your provider? N/A

If you use propane how large are tank(s)? N/A OWNED or LEASED

Where is the tank located? N/A

When was the furnace/boiler last service? N/A

Who provided that service? N/A

What companies do you use for:

- Trash Removal: Twin Bridges
- Gas/Oil: Natural Gas - National Grid (this is only used for the hot water heater)
- Landscaping/Mowing: Self
- Snow Plowing: Self
- Electric: National Grid
- Cable: N/A
- Internet: Spectrum
- Others: Terrel Hills Water Company - private neighborhood system

Please list the age of the following items related to your home:

- Roof: 04/28/2017
- Hot Water Heater: 2022
- Furnace/Boiler: N/A
- Central Air Unit: N/A
- Refrigerator: Kitchen - 2 years; Basement - 15 years

Extra Notes: The TV and surround sound system will be available for purchase

Furnishings available for purchase include the TV stand in livingroom, Diningroom table w/ 6 chairs,
Brown couch with matching ottoman, and Blue recliner. Also available for purchase, riding lawnmower.

Kitchen features a drawer microwave, large pantry, bluetooth speaker fan light with recessing
blades, stainless steel dishwasher, glass-top range, French door refrigerator and many cabinets

Other Inclusions: Hard marble counters, Drawer microwave, front & side lights on timers, Bluetooth
speaker fan light above kitchen island, recess lighting, bar

Seller Signature: *Joanne McDermott*

Christine & Joseph Frith | Lic. Assoc. R.E. Broker & Salesperson

christine.frith@cbpp.com | joseph.frith@cbpp.com | www.TheFrithTeam.com

1754 Rt 9, Clifton Park, NY 12065 / 83 Railroad Pl, Suite 102, Saratoga Springs, NY 12866