



cartier
REAL ESTATE GROUP

Property Quick Facts

Address: 14 Grove Ave. Hudson Falls, NY

<u>Mechanicals</u>	<u>Age</u>	<u>Type</u>	<u>Details</u>
Windows	<u>unknown</u>	<u>vinyl</u>	<u>well installed, screens</u>
Siding	<u>unknown</u>	<u>metal - aluminum</u>	<u>Garage - vinyl</u>
Roof	<u>10/6</u>	<u>slate</u>	<u>repaired 2010. Maintained yearly.</u>
Well	<u>village water</u>		<u>Garage - shingle (asphalt)</u>
Septic	<u>village sewer</u>		
Boiler/Furnace	<u>1 year</u>	<u>navien</u>	<u>Condensing Combi-Boiler Inst. 11/24</u>
Water Heater			<u>Installed by Jack Hall. Serviced 11/25</u>
A/C Condenser	<u>N/A</u>		<u>On-demand hot water. So nice!</u>
Generator	<u>N/A</u>		
Solar	<u>N/A</u>		

<u>Appliances</u>	<u>Age</u>	<u>Type</u>	<u>Details</u>
Refrigerator	<u>unknown</u>	<u>Frigidaire Gallery</u>	<u>Side by side freezer/fridge</u>
Range/Cooktop	<u>unknown</u>	<u>Frigidaire Gallery</u>	
Dishwasher	<u>6 years</u>	<u>Frigidaire</u>	
Microwave	<u>new 2/26</u>	<u>Whirlpool</u>	<u>above the range</u>
Washer	<u>unknown</u>	<u>LG</u>	
Dryer	<u>unknown</u>	<u>Kenmore Elite</u>	
Pool	<u>~ 4 years</u>	<u>Intex</u>	<u>15' - easy to put up, solar cover and safety ladder</u>
Hot Tub	<u>N/A</u>		

<u>Location</u>	<u>Additional Details</u>
Municipality <u>Village of Hudson Falls</u>	<u>Town of Kingsbury</u>
School District <u>Hudson Falls</u>	
Elementary School <u>Hudson Falls Primary School</u>	<u>K-3</u>
HOA <u>none</u>	
Nearby Attractions <u>Quiet, friendly neighborhood. Easy to form relationships. Family friendly, safe. Easy walk to Middle School and High School, downtown 1 block to bike path - Feeder Canal Trail</u>	

This information was provided by the seller.

Cartier Real Estate Group makes no guarantee to its accuracy nor to the condition of the property.