



# Levack Real Estate, Inc.

**For Sale: \$995,000 Investment/Development Opportunity**



**10A King Fox Way, Kingsbury, NY 12839**

## Property Highlights

- ◆ Phase 1: 5 Brand New (2016) fully rented (\$1,420/month) Multi-Family units.
- ◆ Phase 2 is Two additional 2 unit Townhomes with 2 car garage. Phase 2 is fully planned with infrastructure and sub contractors in place.



*All information deemed reliable but not guaranteed.*

R. Mark Levack  
33 Park Street Glens Falls NY 12801  
Phone: 518-793-7600  
Fax: 518-793-7869  
levackrealestate.com





## 10A King Fox Way, Kingsbury, NY 12839



### Building Features

- ◆ 5 brand new (2016) 1,600 SF 3 BR 2.5 Bathroom Townhome units with 1 car garage
- ◆ Fully rented at \$1,420/month per unit
- ◆ High efficiency gas hot air heat with A/C
- ◆ Gas fireplaces
- ◆ Custom Maple kitchens with stainless steel appliance
- ◆ 9' Ceilings
- ◆ Interior sprinkler systems throughout
- ◆ Private patio
- ◆ Financials and Phase 2 information available upon request.
- ◆ Estimated Taxes: \$5,634.74

### Directions:

I 87 to Exit 18 Main St. to Centennial Circle head on Warren (NY-32) Continue on NY 32 for 5.2 Miles then take left on Dean Rd. King Fox Way will be up a bit on your right.



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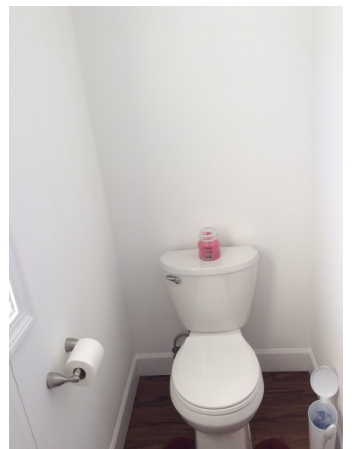
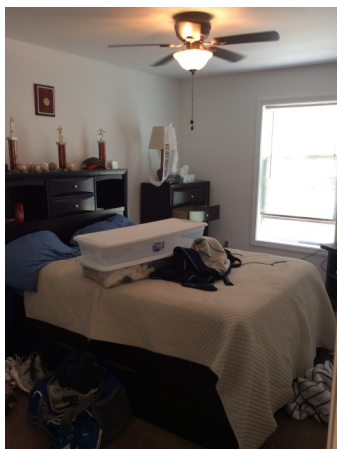
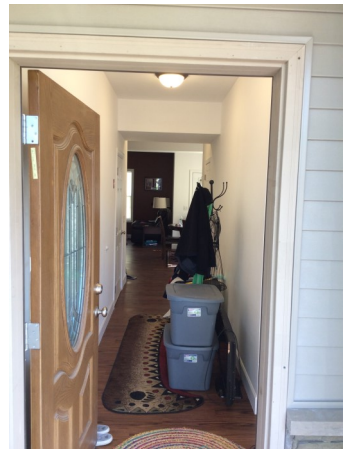
## Photos



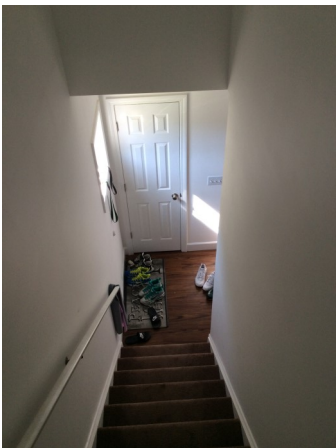
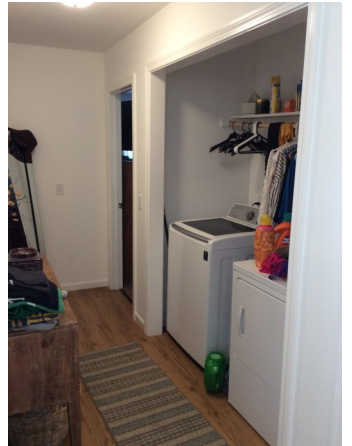
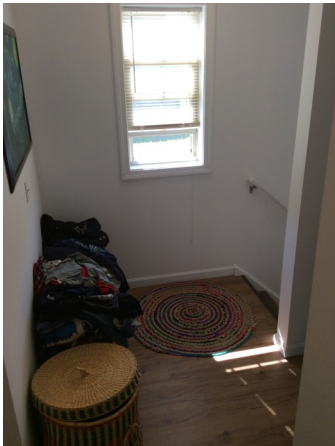
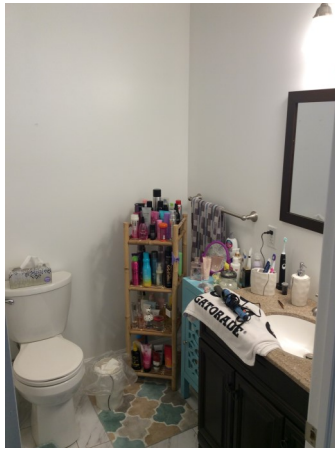
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## Aerial Photo



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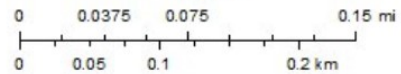
# 10A King Fox Way



May 29, 2018

- |                     |                |                          |
|---------------------|----------------|--------------------------|
| ● Hamlets           | — State Road   | ★ Fairground             |
| □ Villages          | — County Road  | ⛪ Town and Village Halls |
| □ Towns             | — Town Road    |                          |
| □ Parcels           | — Village Road |                          |
| — Land Hooks        | — Private Road |                          |
| □ Washington County | ✈ Airports     |                          |

1:4,514



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



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## Property Description Report For: 4A-10C King Fox Way, Municipality of Kingsbury



<b>Status:</b>	Active
<b>Roll Section:</b>	Taxable
<b>Swis:</b>	534489
<b>Tax Map ID #:</b>	146.13-2-15
<b>Property Class:</b>	281 - Multiple res
<b>Site:</b>	RES 1
<b>In Ag. District:</b>	No
<b>Site Property Class:</b>	281 - Multiple res
<b>Zoning Code:</b>	LDR25 - Low Density Res
<b>Neighborhood Code:</b>	00005
<b>School District:</b>	Hudson Falls
<b>Total Assessment:</b>	2018 - Tentative \$580,000 2017 - \$244,200
<b>Total Acreage/Size:</b>	2.80
<b>Land Assessment:</b>	2018 - Tentative \$87,200 2017 - \$87,200
<b>Full Market Value:</b>	2018 - Tentative \$580,000 2017 - \$244,200
<b>Equalization Rate:</b>	2018 - Tentative 100.00% 2017 - 100.00%
<b>Deed Book:</b>	3537
<b>Grid East:</b>	735231
<b>Property Desc:</b>	House & Sheds
<b>Deed Page:</b>	165
<b>Grid North:</b>	1636676

### Area

<b>Living Area:</b>	2,767 sq. ft.	<b>First Story Area:</b>	1,123 sq. ft.
<b>Second Story Area:</b>	1,164 sq. ft.	<b>Half Story Area:</b>	0 sq. ft.
<b>Additional Story Area:</b>	0 sq. ft.	<b>3/4 Story Area:</b>	0 sq. ft.
<b>Finished Basement:</b>	0 sq. ft.	<b>Number of Stories:</b>	2
<b>Finished Rec Room</b>	0 sq. ft.	<b>Finished Area Over Garage</b>	480 sq. ft.

### Structure

<b>Building Style:</b>	Colonial	<b>Bathrooms (Full - Half):</b>	2 - 2
<b>Bedrooms:</b>	6	<b>Kitchens:</b>	2
<b>Fireplaces:</b>	0	<b>Basement Type:</b>	Slab/pier
<b>Porch Type:</b>	Porch-covered	<b>Porch Area:</b>	30.00
<b>Basement Garage Cap:</b>	0	<b>Attached Garage Cap:</b>	240.00 sq. ft.
<b>Overall Condition:</b>	Normal	<b>Overall Grade:</b>	Average
<b>Year Built:</b>	2016		

### Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
6/5/2015	\$25,000	210 - 1 Family Res	Land & Buildir	Place, Esq. Referee, Rose	No	No	No	3537/165



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## Utilities

<b>Sewer Type:</b>	Private	<b>Water Supply:</b>	Comm/public
<b>Utilities:</b>	Gas & elec	<b>Heat Type:</b>	Hot air
<b>Fuel Type:</b>	Natural Gas	<b>Central Air:</b>	No

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## Improvements

Structure	Size	Grade	Condition	Year
Gar-1.0 att	12 x 20	Average	Normal	2016
Porch-coverd	5 x 6	Average	Normal	2016
Porch-coverd	32.00 sq ft	Average	Normal	2016

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## Special Districts for 2018 (Tentative)

Description	Units	Percent	Type	Value
CWD01-Kings Con Water Dist	0	0%		0
FD441-Kingsbury fire	0	0%		0

## Special Districts for 2017

Description	Units	Percent	Type	Value
CWD01-Kings Con Water Dist	0	0%		0
FD441-Kingsbury fire	0	0%		0

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## Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
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## Taxes

Year	Description	Amount
2018	County	\$2,420.03
2017	County	\$470.77
2017	School	\$3,214.71

**\* Taxes reflect exemptions, but may not include recent changes in assessment.**



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## R. Mark Levack

President



For 30 years, real estate has been our passion. Our focus has been on Glens Falls, Queensbury, Lake George, and the rest of the southern Adirondack region of New York. We pride ourselves on customer service and making sure that we find the right property for you. From commercial investment opportunities to residential homes, our professional agents will make sure you are taken care of.

Our community-minded real estate practice was founded in 1988 when Mark and Paige Levack opened the door with then partner, Pat Burke. After Pat's retirement, the focus of the practice shifted towards commercial real estate in 2000.

This is our birthplace and we care deeply for preserving the highest residential quality of life while simultaneously balancing the needs of the development community. Smart growth is not just a catch phrase, it is our mission.

So whether you're looking for properties in Warren, Washington, or Saratoga Counties that may consist of vacant land, commercial buildings, or your next dream home, Levack Real Estate will work to get you more by leveraging our years of experience as professional brokers.

We would be honored to represent you.



# Levack Real Estate, Inc.

“Professional Realtors for a growing community”





## Nicholas Ketter

Licensed Realtor



### Agent Bio:

Nicholas Ketter is a Licensed Real Estate Salesperson and a member of the National Association of Realtors.

Nic grew up in Queensbury, graduating from Queensbury Highschool in 2012. Nic then went down to the University at Albany to play football and attend their School of Business. Nic served as a two-time captain of the D1-AA Football team, graduated Summa Cum Laude in 2016 and is set to graduate with his M.B.A. from the University at Albany in May 2018. Nic is a highly motivated agent just embarking on his professional career and it would be an honor for him to represent you.



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