



Mary Ann

LARKIN

REALTY



GREAT PROPERTIES AT GREAT PRICES

JUST LISTED



Older Home in Walking Distance to Sharon Springs School and playground in very good condition. 3 BR's w/closets, one full bath and walk in attic on second floor. Living room, formal dining room, eat in kitchen, family room or could be 4th BR and walk in closet on first floor. Propane heat, new windows, new vinyl siding and other updates. Priced to sell at \$79,500.00

JUST LISTED



Spacious Two-Family Home in Village of Sharon Springs, walking distance to school, playground and more. First floor includes LR, FDR, eat in "Carriage House" kitchen, one full bath, 2 BR's, laundry room/large closet, rear deck and open wrap around porch. Second floor has LR, FDR, eat-in kitchen, one full bath, separate entrance. Large oversized 3 car garage, plenty of parking and well groomed back yard. Can easily be converted to a one family if needed. \$99,500.00

REDUCED



Completely Renovated Inside and Out. This property consists of a two story house with 3 BR's, open DR/LR, eat in kitchen, two full baths. Baseboard heat, central air, includes additional building next door for artist studio, antique shop or bring your ideas. Zoned Commercial. Short distance from Main St. in Historic Village of Sharon Springs. Recently reduced to. \$179,000.00



Excellent Opportunity For You To Own your own retail motorcycle business on US Route 20, turnkey operation. Complete contents and equipment included for \$575,000.00, or purchase just the building for \$425,000.00. Zoned commercial bring your own ideas. Plenty of parking on blacktop. Work bay, showroom, restrooms, offices, kitchen.



Great Opportunity Here. New owner can live in 5 BR house and rent 3 one bedroom units to make your mortgage payment. Many updates have been done. All units are rented. SSSC School. Plenty of parking for tenants. Nice yard. Motivated seller \$235,000.00



Don't Be Fooled by the Size. Beautiful raised ranch in CRCS District offers 3 bedrooms, 1.5 baths, open DR/LR, eat in kitchen, large family room, laundry room and two car garage. Black top driveway, new drilled well, rear tiered deck overlooks above ground pool and great views. Excellent condition for..... \$198,000.00

MARY ANN LARKIN, BROKER

7078 State Route 10, Sharon Springs, NY 13459

OFFICE (518) 284-3200 • FAX (518) 284-2682

www.larkinrealty.com