

THE Original Valley Pennysaver

Volume 6
Number 12

Serving the Homes of the Mohawk Valley
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October 3, 2015



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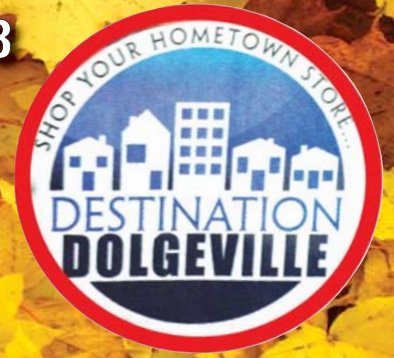
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The October 10th
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Attention Village of Palatine Bridge Residents!

**The Village will be holding a
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There will be no permit fee for this weekend.
If you have any questions you may contact
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Nathan Osgood, 22, of Johnstown passed away unexpectedly on Sunday, September 20, 2015.

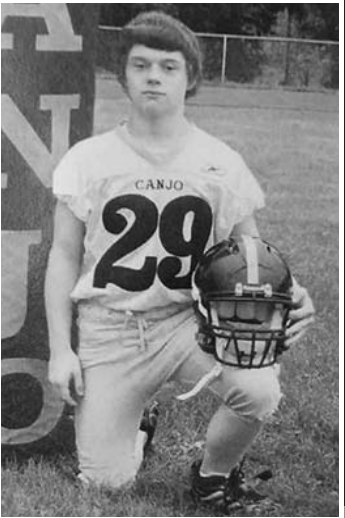
Born April 20, 1993 in Amsterdam, he was the son of William Osgood and Betty Frohock. A life-long resident of the area, Nate attended Canajoharie School. Nate loved to play football for Canajoharie, #29.

Nate was known for his love and passion for playing the drums, and would often play at the River Jubilee church in Sprakers. Fishing, football, pizza & wings, and his love for animals are just a few things that Nate will always be remembered for. He was an all-around nice guy, who loved being able to spend time with his mom and sister; as well as spending time with his friends at any chance that he could. Most of all Nate will always be remembered for his huge heart, and his willingness to help others. He always knew the best way to make himself feel good was to make sure that others felt good. Anytime you needed a hug or to hear "I love you", Nate was the guy who would always be there for you. He will be extremely missed by his family, friends and all who knew him.

Besides his parents, Nate is survived by his twin sister Jessica Osgood (Jonathan Zinszer); grandmother Ruth Krill; uncle Robert Osgood; cousins Wayne Gage and Mike Brody; Godparents Sally Ochampaugh and Pat Krill; as well as his loving pets. He is predeceased by his grandfather Ted Krill; grandparents Sylvanus and Ernestine Frohock; aunt Carol Gage.

Online condolences available at www.brbsfuneral.com

The family is in great need with funeral expenses. You may go to the Go Fund Me Page at www.gofundme.com/gu4mf95s



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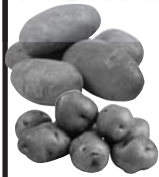
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A fall garden checklist

by Dr. Leonard Perry, Horticulture Professor, University of Vermont

Fall is a more relaxed time in the garden, but there is still plenty to do. Tending to and tidying gardens and landscapes now will give you a jump on activities next spring. Here is a checklist of some usual and important fall outdoor projects for gardeners.

Fall is a good time for planting trees, shrubs, bulbs and perennials. Earlier in the fall is best, as it gives them time to form roots and get established before the soil gets too cold and roots stop growing. Spring bulbs should be planted in fall, even if you do so late, rather than try to hold them until next season.

Evergreens, particular wide-leaved ones such as rhododendrons, should be kept well-watered in early to mid fall, particularly if they don't get an inch or more of rain per week. This is all the water they'll get until spring, once the ground gets cold and freezes. Without sufficient water, their leaves will dry out and burn, turning brown.

As long as your grass is growing, keep it mowed. Then, usually about mid-October with the last mowing, you can lower the mowing height by about a third. This keeps the grass from being too long by spring, more susceptible to snow mold and other diseases.

Canna, gladiolus, dahlias and other summer bulbs should be dug for winter storage, after frost kills the tops.

Fall is not the best time to prune, as wounds won't heal fully before winter, and so diseases can enter the exposed stems. Do prune if you can't wait until spring,

or if branches are dead, diseased, or damaged. Prune them too if they're crossing and rubbing other branches.

Fall is a good time to test your soil, particularly for pH if nothing else. Wait until spring when plants begin growth to add fertilizer.

Keep leaves raked, particularly from lawns, as they'll smother grass. They can be left on perennial beds to help provide winter protection, and recycle nutrients back into the soil, but you'll need to make time to rake them mostly off next spring. You can compost leaves, use them as a mulch around shrubs or, if no place for them and too many, haul to a recycle center where they can use your leaves for making high quality compost.

Clean up dead annuals and vegetables in fall, and rake leaves from under fruiting trees and shrubs. Such "sanitation" removes possible overwintering diseases, and is a good practice for cultural control of diseases.

Fall is a great time to add compost to flower and garden beds, particularly once they're cleaned up. The compost can work into the soil over winter, and be ready for spring planting. Since compost breaks down in the soil, it needs to be added every year or two. If you add compost yearly, you can merely "topdress" lightly. Otherwise add an inch or two, and scratch into the soil with a tined hoe or gravel rake.

If perennials such as daylilies have gone by and are looking ugly, cut their leaves back to a few inches high. Also, cut back any perennials whose leaves may be diseased, such as phlox with powdery mildew. Dispose of diseased leaves in trash, don't compost them, as disease spores often will survive. Leave perennials

that are upright, attractive, and that have seed heads to provide food for birds.

If you have special trees, particularly newly planted ones this year, you may need to protect them from deer and rabbit browsing. You can wrap (loosely) tree trunks with hardware cloth screen, or buy special tree trunk wrap at complete garden stores and online.

Once you're done with tools and equipment such as mowers, get them ready for winter. Add stabilizer additives to mower fuel, or drain the fuel so fresh can be added in spring. Clean grass clippings from mower decks. Drain hoses, and store clay pots so they won't get wet, freeze, and crack. Clean dirt off tools, and oil them so they don't rust. Now is a good time to sharpen hoes and particularly pruning tools. Many hardware and garden stores have sharpeners for the latter.

Wait until late fall to mulch tender plants such as roses and some perennials. You can mulch sooner if you want to trap some ground heat, keeping soils warmer longer and roots growing later into fall. This may be a good idea for recent plantings. Don't use straw or leaves around roses and shrubs if you have mice in the area. They'll make winter homes in this material and chew on plant stems. Compost and soil work better around and over tender plants in such situations.

Don't forget during these last days in the garden this season to reflect back and make notes on changes, crop rotations, new plants for next year, and what worked and didn't work out well. If you have plant labels, revisit all your plants one last time and make sure the labels are intact, legible, and don't need replacing.

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The Sportsman's Den and D&D's Pet Supply celebrate with Fall Open House

by Elizabeth A. Tomlin

Bow and cross bow demonstrations and a petting zoo topped the day for customers and their children at the Fall Open House for the

Sportsman's Den and D&D's Pet Supply in Fort Plain.

"The open house had a fantastic turnout!" said Tanya Towne, owner of the businesses. "The pet-

ting zoo was big hit, we had giveaways and raffles, food and refreshments, and people everywhere!"

At times it was difficult to get through the crowd,

and children swarmed the sidewalk out front to pet the animals that were brought in by friends of Towne.

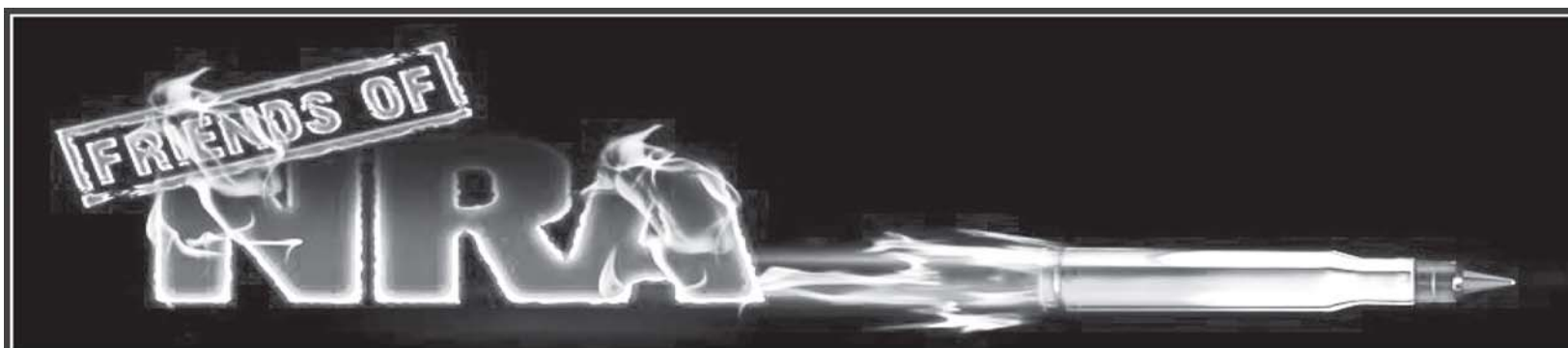
Laurel Shaver and her daughter Maya of Thorn

Apple Acres had brought in Buddy the llama and Sonny Boy, a Nigerian Dwarf goat for the petting zoo, while Manley Baker brought a miniature horse and Tim Hart



Sportsman's Den owner Tanya Towne, Bug Country's Laurie Jean Britton and D&D Pet Supply employee Nicky Nichols stop a moment for a photo at the busy event.

Photos by Elizabeth A. Tomlin



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No Upgrades To V.I.P. Package Banquet Day, This Item By Pre-Event Reservation Only

brought a Pot Bellied Pig. "We're regular customers of D&D Pet Supplies," said Shaver, and we wanted to support Tanya for her open house." Shaver explained to the children that she uses llamas and Italian Maremma Sheep Dogs to guard her sheep herd. Buddy the llama seemed quite content to be cuddled by the children, despite their squeals and laughter as he nuzzled them.

Returning and new customers visited D&D's Pet Supply, which adjoins the Sportsman's Den, petting rabbits, watching the various fish and enjoying the other animals, birds and reptiles in the store.

Inside the Sportsman's Den customers were interested in the crossbows and anxious to view the demonstrations that were taking place in the upstairs archery range. "So many people are getting into archery," commented Richard Nichols. "Many are interested in the crossbows."

Nichols explained that crossbows can be extremely dangerous and cautioned folks about safety and instructed using them correctly. "Make sure your fingers and thumb are not in the way of the bow string when shooting," he cautioned.

Towne extends her gratitude to all of her customers and her friends that helped out at the event.

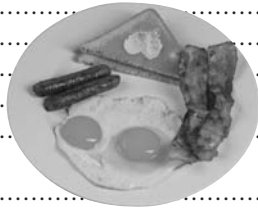
"Thanks to my family for all of their help and support, thanks to Thorn Apple Acres, Tim Hart,

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Breakfast

Hungryman	\$5.49
<i>(Bacon, Sausage, Ham, Hash Brown, Eggs & Cheese on a roll)</i>	
2 Eggs with Toast	\$2.25
1 Egg with Toast	\$1.75
Egg & Cheese Sandwich or Burrito	\$2.50
With meat (sausage, ham or bacon)	\$3.25
French Toast or Pancakes	\$3.75
Omelets (served with toast)	
Cheese	\$3.75
Cheese & Meat (sausage, ham or bacon)	\$4.50
Veggie (peppers, onions, mushrooms, tomatoes)	\$4.50
Home Fries	\$1.50
Corned Beef Hash	\$2.25
Sausage, Bacon or Ham	\$1.25
Toast	75¢
Bagel	\$1.00
With Cream Cheese	\$1.50
Hard Roll (toasted or grilled with butter)	75¢
Hash Browns	\$1.50



Soups & Salads

Soup Cup (8 oz)	\$2.59	Bowl (12 oz)	\$2.99
Macaroni, Pasta or Potato Salad	\$1.50/side		\$3.49/lb.
Tossed Salad	\$4.50		
With Cheese	\$4.95		
Chef Salad	\$5.95		
Chicken Tender Salad	\$5.95		

Appetizers & Sides

Mozzarella Sticks (6)	\$3.95
Onion Rings (12)	\$2.75
Breaded Mushrooms (20)	\$3.75
Jalapeno Cheddar Poppers (5)	\$3.95
French Fries	\$2.00
Cheese Fries	\$2.75
Chili Cheese Fries	\$3.75
Sweet Potato Fries	\$2.75
Seasoned Curly Fries	\$2.75
Nachos	\$1.75
Chicken Tenders (5)	\$4.75
Clam Strips	\$3.00
Crispy Shrimp Wraps (6)	\$2.79
Popcorn Chicken	\$4.75
Boneless Chicken Wings	\$4.75
Chicken Wings (12)	\$8.95
Mac & Cheese Wedges (5)	\$3.99



Cold Sandwiches

White, Wheat, Rye, Hard Roll or Wrap	\$4.00
Submarines (12")	\$6.00
Regular Mix (salami, ham & bologna)	
Italian Mix (capicola ham, salami, pepperoni)	
Roast Beef	Ham (baked or cooked)
Pepperoni	Corned Beef
Cheese	Turkey
Salami	Capicola
Liverwurst	Bologna
Tuna Sub	Half
	Full
	\$4.50
	\$6.50

For all sandwiches: Choice of lettuce, onion, dressing, black olives, tomato, banana peppers, pickles & cheese
Add 75¢ for bacon or extra meat • Add 50¢ for extra cheese



Hot Sandwiches

Chicken Parmesan Sandwich	\$4.50	Sub	\$6.50
Chicken Cordon Bleu Sandwich	\$4.75	Sub	\$6.95
Philly Cheese Steak Sandwich	\$4.50	Sub	\$6.50
Buffalo Soldier Sandwich	\$4.50	Sub	\$6.99
<i>(Chicken Cutlet, Blue Cheese, Hot Sauce & Mozz Cheese)</i>			
Crazy Lee Sandwich	\$4.50	Sub	\$6.99
<i>(Chicken Cutlet, Turkey, Ham, Bacon, Tomatoes, Onion & Mozz Cheese)</i>			
Houston Surprise Sandwich	\$5.49	Sub	\$7.49
<i>(Grilled Pastrami, Corned Beef, Onion, Russian Dressing, Spicy Mustard & Swiss Cheese)</i>			
Texas Melt Sandwich	\$4.50	Sub	\$6.99
<i>(Roast Beef, Bacon, BBQ Sauce, Melted Mozz Cheese)</i>			
The Don Sandwich	\$4.50	Sub	\$6.99
<i>(Chicken Cutlet, Bacon, Blue Cheese, Melted American Cheese)</i>			
Chicken Cutlet Sandwich	\$4.99	Sub	\$6.99
Tonny's Special Sandwich	\$6.99	Sub	\$8.99
<i>(Chicken Cutlet, Bacon, Onion Rings, Curly Fries, Ranch Dressing & Melted Mozz Cheese)</i>			
Hudson Special Sandwich	\$6.49		
<i>(Crispy Chicken Fingers, Honey Mustard, Lettuce, Tomatoes & Onion)</i>			
Heart Attack Sandwich	\$5.99	Sub	\$7.99
<i>(Chicken Fingers, Mozz Sticks, French Fries, Marinara Sauce & Melted Mozz Cheese)</i>			

Other Sandwiches

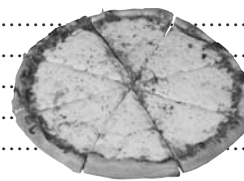
Hamburger	\$3.25
Cheeseburger	\$3.50
Bacon Cheeseburger	\$4.00
Swiss Mushroom Burger	\$4.00
Buns Banger Sandwich	\$5.99 • Sub/Wrap \$7.99
Hot Dog	\$1.50
Chili Dog	\$2.00 • With Cheese \$2.50
Grilled Cheese	\$1.95 • With Tomato \$2.50
Reuben	\$4.95
Clam Roll	\$3.50
BLT (toast, bacon, lettuce, tomato)	\$3.50
Turkey Club	\$4.75
Fat Cat Sandwich	\$6.99 • Sub/Wrap \$8.99
<i>(Turkey, Roast Beef, Ham, Salami, Pepperoni, Provolone Cheese)</i>	
Fish Sandwich (fried)	\$4.00
Chicken Tender Wrap or Steak Wrap	\$4.50
Chicken BLT	\$4.75 • Sub/Wrap \$6.95
Chicken Tender Sandwich	\$4.50 • Sub \$6.50
Peanut Butter & Jelly Sandwich	\$1.50



Pizza

	16-inch	18-inch
Cheese	\$8.99	\$9.99
Hawaiian	\$9.99	\$10.99
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White	\$9.99	\$10.99
3 Way Combo		\$14.47
2 Way Combo		\$12.97

Add any toppings to Cheese pizza for \$1.99 each



VEGETABLES: Mushrooms, Tomatoes, Black Olives, Peppers, Banana Peppers, Onions, Broccoli
MEATS: Ham, Bacon, Chicken, Pepperoni, Sausage



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~Hal Borland



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Motorcycle give-away helps raise money for Pediatric Brain Tumor Foundation

by Branden Jaquays

This year's Utica Ride for Kids event was held this past July; nearly 200 people participated in the ride and the event raised more than \$50,000 for the Pediatric Brain Tumor Foundation.

"I have participated in

donations for this Ride for Kids for, I don't know how long — a long time" says Owen Christman, from Christman's Cycle Sales in Palatine Bridge. "I think it's a great Foundation, if we don't have kids, we don't have customers".

Mr. Christman and his

family have been supporting the Utica Ride for Kids fundraising event for many years. Usually it's a donation of \$100 or \$200, but this year they were able to support the Ride in an additional way.

Christman's Cycle Sales is an authorized



Carmella Rizzo from Boonville, NY won the 2015 Utica Ride for Kids event raffle for a 250cc Honda Rebel motorcycle. The motorcycle was donated by American Honda and Christman's Cycle Sales in Palatine Bridge handled all the details.

American Honda motorcycle dealer and this year marks the 25th anniversary of American Honda's national support of the Pediatric Brain Tumor Foundation — so Honda donated 37 motorcycles to be raffled off at the 37 different ride events across America.

American Honda selected Christman's Cycle Sales to handle all the details and legal documents regarding the mo-

torcycle donation; son Barry even assembled the cycle for the Utica Raffle winner, Carmella Rizzo from Boonville, NY.

The 20-something picked up the 2015 250 cc Honda Rebel, which retails for around \$4,000 a few Saturdays ago, "It blew my mind, this is an extraordinary thing" says Mr. Christman. He and his family look forward to supporting the Utica Ride for Kids event again next summer.



Barry and Owen Christman of Christman's Cycle Sales have supported the Utica Ride for Kids event and the Pediatric Brain Tumor Foundation for many years. This year they helped American Honda give away a 2015 250cc Honda Rebel motorcycle, it was raffled off at the Utica fundraising event this past July.

Photo by Branden Jaquays

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Foodborne illnesses: What consumer's need to know

Foodborne illness is preventable, yet it causes an estimated 48 million illnesses and 3,000 deaths each year in the United States. It is an illness that comes from eating contaminated food. The onset of symptoms may occur within minutes to weeks and often presents itself in the form of nausea, vomiting, diarrhea, or fever. Because the symptoms are often flu-like, many people may not recognize that harmful microorganisms (germs) in food cause the illness. Everyone is at risk for getting a foodborne illness. However, some people are at greater risk for experiencing a more serious illness or even death should they get a foodborne illness. Those at greater risk are infants, young children, pregnant women and their unborn babies, older adults, and people with weakened immune systems (such as those with HIV/AIDS, cancer, diabetes, kidney disease and transplant patients.) Some people may become ill after ingesting only a few harmful germs; others may re-

main symptom free after ingesting thousands.

How do bacteria get in food?

Germs may be present on food items when you buy them. For example, plastic wrapped chicken parts and ground meat came from live chickens or cattle. Raw meat, poultry, seafood and eggs are not free from germs; neither is fresh produce such as lettuce, tomatoes, sprouts and melons. Many germs are naturally present in our environment. Germs that cause disease are called pathogens. When certain pathogens enter the food supply, they can cause foodborne illness. Not all germs cause disease in humans. For example, some are used to create cheese and yogurt. Foods, including safely cooked and ready to eat foods, can become cross contaminated. Germs can be transferred from raw egg products, raw meat, poultry and seafood products and their juices, or from food handlers who do not practice safe hand washing, to the food you eat.

Most cases of foodborne illness can be prevented with proper cooking or processing of food to destroy the germs.

The "Danger Zone"

Germs increase in numbers between temperatures of 40 degrees F and 140 degrees F. To keep food out of this "Danger Zone," keep cold food cold and hot food hot.

- Store food in the refrigerator (40 degrees F or below) or freezer (0 degrees F or below);

- Cook meat, poultry and leftovers to a safe minimum internal tem-

perature of 165 degrees F by using a food thermometer;

- Cook, beef, veal and lamb roasts to 145 degrees F; "fully cooked" ham to 140 degrees F and fresh ham, pork and egg dishes to 160 degrees F;

- Maintain hot cooked food at 140 degrees F or above; and

- Egg products can be substituted in recipes typically made with raw eggs, such as eggnog, custard, or key lime pie. Be sure that eggs and products containing eggs are thoroughly cooked when serving those at

higher risk for foodborne illness;

In Case of Suspected Foodborne Illness follow these general guidelines:

- Save a sample of the food. If a portion of the suspected food is available, wrap it securely, mark "DANGER" and freeze it. Save all the packaging, such as cans or cartons. Write down the food type, the date, the time it was eaten, and when symptoms began. Save any of the same unopened foods;

- Seek treatment as necessary. If the victim is in an "at risk" group, seek

medical care right away. Likewise, if symptoms continue or are severe (such as bloody diarrhea, excessive nausea and vomiting, or high temperature), call your doctor;

- Call the local health department if the suspect food was served at a large gathering, from a restaurant or other food service facility, or if it is a commercial product; and

- Call the USDA Meat and Poultry Hotline at 888-MPHotline 888-674-6854 if the suspect food is a USDA inspected product and you have all the packaging.

Catch a vista of maples in that long light

and you see Autumn glowing through the leaves...

The promise of gold and crimson is there among the branches, though as yet it is achieved on only a stray branch, an impatient limb or an occasional small tree which has not yet learned to time its changes.

~Hal Borland

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BRIER - 3 year old female Beagle mix. Abandoned by owner in May 2015. Good with some dogs and fine with older kids. Good on leash. Likes to swim!



RALPH - Very appealing 10 - 12 year old tri-color male Beagle. Found on Oswegatchie Road, Mohawk. Came to the shelter on June 2, 2015. Good with dogs and kids.



BRANDI - 2 - 4 year old female Bulldog mix. Found at the Dunkin' Donuts in Fultonville on May 22nd. Good with some dogs. Fine with older kids.



BARRY - Male Beagle, 10 plus years old. Found on Brower Road, Palatine on August 12, 2015. He's a doll. Stands up and begs for a treat!



RYLIE - 2 - 4 year old female Pit Bull mix. Came to the shelter on May 10th. Knows "sit" and gives her paw to "shake". Not good with other dogs, cats or kids.



SAMMY - Wonderful 2 year old male Border Collie mix. Knows "sit". Leash trained. Lived with another dog.



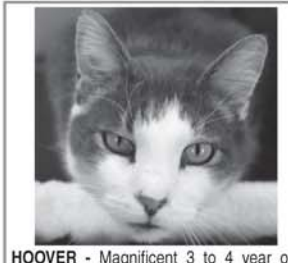
THUNDER - 6 year old male Pit Bull mix, 52 lbs. Found in Canajoharie in August 2012. Knows "sit" and loves chest or belly rubs! Not good with dogs or cats. Fine with kids.



CLOVER - 2 year old female Shepherd/Husky mix. Came from a neglect case. A blonde beauty with a wonderful smile!



CALEB - Magnificent 4 - 5 year old male Husky/Golden mix, 53 lbs. Found on Hickory Hill Road, Fort Plain on September 4th. Knows the "sit" command.



HOOVER - Magnificent 3 to 4 year old male. Found on State Highway 80, Fort Plain. Came to the shelter on January 4, 2015. Very affectionate. Loves dogs! Hoover has FELV, the feline leukemia virus.



SNOOKIE - 5 year old female Pit Bull, 53 lbs. Sweet dog with soulful eyes and spectacular ears! Knows "sit" and gives her paw to shake.



RASCAL - 2 year old tiger and white male. Found in a barn in Charleston in August 2012. Very playful and fun to watch. Fine with other cats.



ROWDY - 2 year old male tiger (with white) Found in a barn in Charleston in August 2012. Very playful and fun to watch. Fine with other cats.



PEPPER - Beautiful 8 - 9 year old female. A lap cat who likes lots of loving! Fine with kids and dogs. Tolerates other cats.



OLLIE - 3 month old black male kitten. Very playful and fascinating to watch!



POLLY'S KITTEN - Tiger with orange female kitten. Born on July 28th.



POLLY'S KITTEN - One of two orange male kittens. Born on July 28th.



POLLY'S KITTEN - White with tiger markings male kitten. Born on July 28th.

"Quality of Life"

**NEEDED:
CAT
LITTER**

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Church Directory



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Place Church Listings
or Fax Listings to
518-673-2381**

Ames - Sprout Brook UMC
613 Latimer Hill Rd.
Ames, NY 13317
518-673-3495
Pastor Jeff Rauhauser
Sunday Service 9:30am

Cherry Valley Assembly of God
37 Alden St., Cherry Valley,
607-264-3306
Pastor David Carpenter, Jr.
Sundays 9:30am

Christian Church of Charleston Four Corners
1380 E. Lykers Rd., Sprakers
518-922-9088
Pastor Brett Popp
Sunday School (adult & children) 10am,
Worship 11am,
Sunday Eve. Prayer 6:30pm,
Thurs. Eve. of Encouragement 6:30pm
www.christianchurchcharlestonfourcorners.org

Church of Christ Uniting
PO Box 896
Richfield Springs, NY 13439
Rev. Mark Ioset
315-858-1553
Service: Sunday 9:15am
Church School: Sunday 10:30am

Church of the Nazarene
3316 State Route 29 W
Johnstown, NY 12095
Offices: 518-762-2982
Cell: 857-523-8417
Pastor, Rev. Mark Fowler
Sunday Morning Service 11:00am
Sunday School for All Ages 10:00am

Community Bible Church
Corner of Cliff & Walnut Streets
Canajoharie, NY 13317
(518) 993-1016
Pastor Wally Braemer
Sunday - Adult Sunday School Class - 9:15am
Worship Service - 10:30am
*God is Good All the Time
& All the Time God is Good*

Cornerstone Baptist Church
7274 St. Hwy. 10, Ames
518-673-3405
Sunday School 10am, Adults & Children
Morning Worship 11am, Youth Ministry
5:45pm, Evening Worship 6pm
Wed. Bible Study & Prayer Meeting 7pm,
Awana Club 6:15-8:15pm

Currytown Reformed Church
829 St. Hwy. 162, Sprakers
518-922-8422
Rev. Donald Hoaglander
Visiting **Pastor Jane Hubschmitt**
518-705-2201
Sunday School 9:15am
Worship Service 10:00am

Dolgeville Christian Fellowship
3 Elm St., Dolgeville, NY 13329
315-429-9142
Dr. Marvin Isum, Pastor
Worship Sunday 10:30am
Midweek Fellowship Tuesday 7pm
www.dolgevillechristianfellowship.org

Dolgeville United Methodist Church
21 N. Helmer Ave., Dolgeville
Rev. Jack Ford
315-429-7381
Worship 11:00am
Sunday School @ 9:30am beginning
September 18th
Bible Study - Wednesdays @ 12:30pm

Emmanuel Episcopal Church
588-594 Albany St., Little Falls, NY
315-823-1323
Sunday Mass 10am
Coffee Hour following Sunday Mass
Sunday School & Youth Group
Tuesday 10am Mass & Bible Study
Friday 10am-2pm Thrift Shop

Ephratah Reformed Church
140 Co. Hwy. 140, Ephratah, NY
To live and share Jesus Christ both locally and globally.
Everyday. Everywhere. Everyone.
Pastor Jeff Hindrliter
Sunday School for all ages
10am September-June
Sunday Morning Worship 11am
Prayer & Praise Thursdays 7pm

Episcopal Church of the Good Shepherd
26 Moyer St., Canajoharie
518-673-3440
Holy Communion Sundays at 9:30am
Fellowship Time to Follow
Call for Holy Day services
The Rev. Virginia L. Ogden, Rector
churchgood@frontier.com

Everlasting Joy Believers Fellowship
66 Hancock St., (Rte. 5S)
Fort Plain, NY 13339
315-858-2112
Pastor Carolee Coyle
Sunday Service 10am

Faith, Hope and Love Christian Fellowship
18 W. Grand St., Palatine Bridge
518-673-5128
Rev. David W. Bowley
fhlc@frontiernet.net
Sundays 11:30am,
For other service times please call

First Baptist Church Springfield Center, NY
Rev. - Gary Tyler
Sunday School 10:00am
Morning Worship 11:00am
Sunday night Worship 6:00pm
Wed. night Bible Study 7:00pm
Free meal & music every
2nd Sat. of the month 4-7pm

Fonda Fultonville United Methodist Church
11 Montgomery St., Fultonville
Pastor Nancy Pullen • 853-3311
Sunday Morning Worship 9:15-10:15,
Sunday School 9:15-10:30, Coffee
Fellowship Following Service
**Our Mission-To Actively Follow Christ
and To Inspire Others To Accompany Us.**

Fordsbush Bible Church
131 Clark Rd., Fort Plain
518-568-7606
Pastor Joe Miller
Sunday School 10am, Morning Service
11am, Eve. Service 6pm, Wed. Service
6:45pm, Thurs. Visitation 6pm
www.fordsbushbiblechurch.com
Home of Victory Christian Academy

Fort Plain United Methodist Church
39 Center St., Fort Plain
Rev. Alan Griffith
Church Office 518-993-3863
Parsonage 518-993-3645
Office Hrs Tues & Thurs. 10am-4pm
ALL WELCOME,
Worship Service 11am

Freysbush United Methodist Church
Freysbush Rd., Fort Plain
518-842-1357
Rev. Cindy Leonard, officiating
Worship 9am,
Sunday School 10am ALL ARE WELCOME
coffee hour to follow service

Fultonville Reformed Church
Corner of 5S & 30
Pastor Jane Hubschmitt
Sunday School 10AM
Family Worship 10:30AM

Glen Reformed Church
State Hwy 161 in the
Hamlet of Glen
4 miles South of Fultonville
glenreformed@nycap.rr.com
Sunday Worship at 9. Sunday School
immediately following Children's Message

Grace Christian Church
20 Center St.,
St. Johnsville, NY 13452
Rev. Harry J. Teuchert
315-866-8626
Sunday School 9:30am
Worship 11:00am

Grace Episcopal Church
32 Montgomery St., Cherry Valley
315-858-4016
Fr. Kyle Grennen, Rector
Sunday School 11:00am
Holy Communion/sermon 11:00am

Grandview Baptist Church
15 Washington St., Fort Plain
518-993-9929
Pastor Dan West
Sunday School 10am
Morning Service 11am
Bible Study & Prayer Meeting,
Wednesday 6:30pm

Holy Family Parish
Little Falls, NY
315-823-3410
Saturday 4pm
Sunday 10:30am

Joy Fellowship
296 Co. Hwy. 119
St. Johnsville, NY 13452
518-568-3217
William Hayes Pastor
Joyce Loughran Assistant Pastor
Sunday School 9am, Morning Worship 9:30am
Wednesday Evening Worship 6:30pm

Lassellsville United Methodist Church
State Hwy. 29
Pastor Robert A. Lindsay
Worship: Sunday 9:30am
Sunday School to start soon

Lighthouse Baptist Church
1524 St. Rt. 29A, PO Box 114
Stratford, NY 13470-0114
315-429-8854
Pastor Martin Smith
Sunday Morning Worship 10:30am; Wed.
Eve. Prayer Meeting 6:00pm; 2nd & 4th
Sunday Dinner following Morning Service
with Afternoon Service following dinner
"Old-Fashioned Bible Preaching"

Marshville Evangelical Church
Route 10 South
Rev. David Bowley
Worship Sunday 9am

National Kateri Tekakwitha Shrine and Indian Museum
3636 St. Hwy. 5, PO Box 627
Fonda, NY 12068-0627
518-853-3646
Weekly Masses: Sat. 4:30pm, Sun. 10:30am
friars@katerishrine.com
www.katerishrine.com

New Hope Christian Fellowship
32 Spencer St., Dolgeville, NY 13329
Pastor Pat Andreoli
315-429-3630
NewHopeChristianFellowship.net
Sunday School 9:30AM
Worship Service 10:30AM

Oppenheim United Methodist Church
Route 29
Rev. Jack Ford
315-429-7381
Worship 9:30 Sundays,
Totally Awesome God-TAG time 6:30pm
Wednesdays beginning in Oct., Sunday
School 9:00am beginning September 18th

Our Lady of Hope R.C. Church
115 Reid St., Fort Plain, NY 13339
Parish Office 518-993-3822
ourladyofhope@frontier.com
Pastor: Father Dennis Murphy
Mass Schedule: Saturday, 4pm; Sunday,
8:30am & 11am; Mon.-Thurs. 8:30am.
Confessions: Sat. 3 & by appointment
Please call parish office for Holy Day schedule

Paines Hollow United Methodist Church
Intersection of 167 & 168, Paines Hollow
Pastor Peg Donaghy
518-568-7604
Sunday Worship 9:00AM
Fellowship Hour to Follow

Randall Christian Church
NY Rte. 5S
Sunday Service 10am
Pastors
Winston Hallett & Carl Hawver

Reformed Church of Canajoharie
15-19 Front St., Canajoharie
518-673-2816
Rev. Roger A. Krutz
Sunday 9am Christian Education
9:20 Choir Practice
10am Worship Nursery provided
Fellowship hour follows worship

Reformed Church of Fort Plain
165 Canal St., Fort Plain, NY 13339
518-993-4302 • fortplainrca@yahoo.com
Rev. Nancy E. Ryan
Sunday Worship 10:30am,
AA meetings on Tues. 7pm,
Home of Manna House Meals, A
Community Meal Program-Sat. Noon-1:30pm

Reformed Church of Sprakers
112 Sprakers Hill Rd
Rev. Nancy Ryan
Worship ~ 9AM
All Welcome!!!

Richfield Springs Bible Church
19 Church St
Richfield Springs, NY 13439
Rev. David Tosi
315-858-0564
Sunday School (all ages) 10am
Worship Service 11am & 7pm
Wednesday - Prayer & Praise
Call for info on various Youth Ministries
www.richfieldspringsbiblechurch.org

River of Jubilee Church
5057 State Highway 5 S
Sprakers, NY 12166
Pastor: Gail Adamoschek
Pastor: Steve Adamoschek
518-322-1427 / 518-224-4455
Sunday Service 10:00am
Children's Church Available
Other Learning Opportunities Available
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Rose of Sharon Church of God
5 miles east of Sharon Springs
on Rt. 20 ~ 518-284-3307
Rev. Fred Jones
Sunday Service morning 11am; evening 7pm; Wed. Spring
Meadows 6pm Bible Study; Tues. 122 Moyer St. Bible Study 7pm
The Rose of Sharon where sin is called sin
and we act on it and the full Bible is preached

Sacred Heart Catholic Church
111 3rd Ave., Tribes Hill
518-829-7301
Mass Saturday
4:00pm

Saint Cecilia Church
26 Broadway, Fonda
518-853-4195
Sunday Worship
9:00am

Salisbury Center United Methodist Church
2545 St Rt 29, PO Box 104
Salisbury Center, NY 13454
315-429-9085
Rev. Lynn R. Lockwood

Seeker's Fellowship
14 Park Place
St. Johnsville, NY 13452
518-568-7700
Pastor Mike Yeziarski
Sunday Worship 6pm, Tues. Prayer 7pm,
Bible Study 7pm (Wed., Thurs. & Fri.)
We teach the fullness of God's Word,
a life of holiness for the believer,
and salvation for all who trust
in Christ's sacrifice.

St. John's Lutheran Church
774 St. Hwy. 163, Fort Plain, NY
518-705-7552
Rev. David A. Johnson, Ph.D.
Sunday Worship 9:00am, Sunday School 10:00am,
Ladies Aid W.E.L.C.A.
Handicapped Accessible

St. John's Reformed Church
68 W. Main St., St. Johnsville
518-568-7396
Faithfully Following Jesus Christ
Sunday Worship 10:30am

St. John's & St. Mark's Lutheran Church
143 Church St., Canajoharie
518-673-2224
Pastor Zach Labagh
Sunday Worship 11am,
Christian Ed. 9:45am
stjstm@frontiernet.net

St. Johnsville Methodist Church
7 East Main St.,
St. Johnsville, NY 13452
Pastor Corey Jones
518-568-7983 • 315-866-8626
Worship Sunday 3pm

St. Joseph's Roman Catholic Church
31 North Helmer Ave., Dolgeville
315-429-8338
Sunday Mass is 8:30am

St. Mary's Episcopal Church
7690 Rt. 80, Springfield Center
315-858-4016
Fr. Kyle Grennen, Priest-in-Charge
Sunday Eucharist, 9:30am
Coffee - Fellowship follows service
Holy Days - as announced

St. Paul's Lutheran Church
36 Lydius St.,
Fort Plain, NY 13339
518-993-2040
Sunday School 9:45-10:45am
Church Service 11am

St. Paul's Lutheran Church
32 W. Main St.,
St. Johnsville, NY (next to NBT Bank)
518-568-3007 Church
518-568-2405 Parsonage
Rev. David Johnson
Sunday School 9am,
Tues. Bible Bungee-Jumping 7pm,
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St. Paul's Universalist Church
565 Albany St., Little Falls
315-823-2284
Service Sunday 10am
Coffee hour following service.
Our Church is a home to inquisitive,
spiritual free thinkers with diverse
religious beliefs. All are welcome.

St. Thomas the Apostle Catholic Community
1 Church St., Cherry Valley
607-264-3779
Masses Sunday
8:30am & 11am

Stratford United Methodist Church
Route 29A
315-429-9085
Rev. Lynn R. Lockwood
Worship 9am

The Christian Church of Rural Grove
170 Rural Grove Rd., Sprakers, NY 12166
518-922-7831
Pastor Joshua Fetterhoff
pastorjosh@ruralgrovechurch.org
Sunday School (all ages) 9:45am,
Morning Service 11am, Eve. Service 6pm,
Wed.-Family Night 7pm,
"Where Bible Teaching is Fundamental"

The Holy Spirit Polish National Catholic Church
618 E. Gansvoort St.
Little Falls, NY
315-823-0793
Father Rafal Dadello
Mass at 11am on Sunday
www.holyspiritpncc.org

The House of Zion, Inc.
580 Dillenbeck Road,
Palatine Bridge
518-577-3069
Pastors Richard & Denise Allen
Saturday Morning
Worship Service 11:30am
Listen to UMT on live radio 97.5FM
the 1st Sunday of every month 3pm-4pm

The Time for Truth Ministries
PO Box 351
Amsterdam, NY 12010
Phone 518-843-2121
Cell 518-774-8558

Trinity Lutheran Church
5430 St. Hwy. 10,
Palatine Bridge
518-673-2224
Rev. Zach Labagh
Sunday Worship 9am, Sunday School 10am,
(No services in July, meet at St. John's St.
Mark's Lutheran Church in Canajoharie).
Communion on the first & third Sundays

United Methodist Church of Canajoharie
50 E. Main St.
518-673-2717
Jesus says - "Come Unto Me" Join us-
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Sunday Service 10:30am - Email:
umc673@frontiernet.net
Communion Last Sunday of the Month

Valley Alliance Church
85 E. Main St., Nelliston
518-993-3458
Pastor Dave Prahst
Sunday School (all ages) 9:15am,
Sunday Worship 10:30am,
Wed. Praise & Prayer 7pm,
Fri. Youth Group 7pm (7-12th grade)

Victorious Life Church RMI Fellowship
104 Main St. & 431 St. Hwy. 80
Fort Plain, NY
518-993-3102
Sunday School 9am,
Morning Worship 10:30am,
Youth Group 5pm,
Evening Worship 7-8pm

Warriors in Christ Church of God
Sunday night service at 6pm at the
Canajoharie Marina Pavilion
Tuesday night Bible Study at
122 Moyer St., Canajoharie
Rev. Fred Jones ~ 518-423-9115
Come be the church with us!



Drive-Thru Chicken Bar-B-Q

Thursday, October 8, 2015
3pm - 6pm

**Our Lady of Hope
Parking Lot
Reid St., Fort Plain**

Advance Tickets \$6.00
After 10/4/15 \$7.00

**Tickets available
after mass or from
parish office 518-993-3822**

**Dining, entertainment
& celebrations...**



*The Canajoharie-Fort Plain
Elks Lodge #2621
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To Benefit the Ayres Memorial Animal Shelter

Saturday, October 10th beginning at 5:00PM
Old Station Rd. - Nelliston, NY

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\$5.00 Donation at the Door
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"Cough It Up" to help raise funds for all the Animals at Ayres!!!




Quality of Life Shelter

For More Information or to Donate Pet Food/Supplies
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or visit our Facebook Page




Canajoharie Fish & Game Club
149 Fish & Game Club Rd., Canajoharie, NY

Veteran's Pheasant Hunt

October 4th, 2015
8:00 AM

This hunt is open to all Military Veterans. We are offering a buffet breakfast and coffee hour before the hunt with introductions to welcome all those participating. Information 518-922-5055.



**Dining, entertainment
& celebrations...**



Canajoharie-Fort Plain Elks
Old Station Road, Nelliston, NY

**DINNER &
COMEDY
SHOW!**



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STEVE VAN ZANDT

Plus Special Guest Opening Act!

SATURDAY, OCTOBER 24, 2015

At the lodge on Old Station Rd., Nelliston, NY

SHOWTIME 7:45 PM

Cocktail Hour 5:30 - 6:30 • Buffet Dinner 6:30 - 7:30

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or Charlie **993-3749**

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◆ Chicken-N-Biscuits w/Veg
◆ Cheeseburger Club w/FF

Friday, Oct. 2nd
◆ Fresh Haddock Dinner Baked or Fried, w/Potato & Veg
◆ Mac & Cheese w/Veg
◆ Manhattan Clam Chowder

Saturday, Oct. 3rd
◆ Prime Rib w/Potato & Veg 3-7 PM
◆ Fried Clams w/Potato & Veg

Sunday, Oct. 4th
◆ Steak, Eggs, Home Fries & Toast
Breakfast Only Closed at 12:30pm

Monday, Oct. 5th
◆ ALL YOU CAN EAT PANCAKES 3-7 PM
◆ Salisbury Steak w/Potato & Veg
◆ Turkey Salad Cold Plate

Tuesday, Oct. 6th
◆ Pork Dinner
◆ Seafood Wrap w/FF

Wednesday, Oct. 7th
◆ ALL YOU CAN EAT SPAGHETTI 3-7 PM
◆ Tuna Melt w/FF
◆ Spaghetti w/Meatballs, Hot Sausage and/or Toss Salad

Thursday, Oct. 8th
◆ Chicken-N-Biscuits w/Veg
◆ Monti Cristo w/FF

Homemade Soups & Desserts
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Sun. 7 AM-12:30 PM
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| Nice n Easy | Agway Feed Store |
| Montgomery County Exeter Office | Wrath of Grapes |
| Ace Hardware | Twenty Two |
| Matco Tools - Josh Feidner | Peruzzi's Meat Market |
| Flint Liquors | Gino's Restaurant |
| Iroquois Lanes & Restaurant | Gabriana's Pizza |
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by Keith Roach, M.D.

No Harm in Taking Nitro for Angina

Dear Dr. Roach: Could you write about the effect that angina, stopped quickly by nitro, has on one's system? My husband takes Imdur (30 mg) twice a day to control angina, although he still experiences it several times a week, necessitating a nitroglycerin pill. Sometimes angina comes from exertion, such as climbing stairs a few times or doing home-maintenance chores. He is 89 and in relatively

good health. He has had bypass surgery and several catheterizations, with eight stents. He doesn't need a cane or use oxygen. His cardiologist suggested EECP, which my husband does not want to endure, believing the medicines are working fine.

His quality of life is good — angina does not interfere with going out and enjoying himself. Is he taking angina too lightly because he can stop it by popping a nitro? — M.W.

Answer: Angina pec-

toris literally means "chest pain," but in my experience people with angina due to blockages in the arteries of the heart are more likely to complain of pressure or tightness than actual pain. Angina occurs when the heart's demand for blood oxygen exceeds the supply. This usually means during exercise. If the blood supply is fixed due to a blockage in the heart, the heart simply can't get enough oxygen above a certain level of exercise. If the person with

angina stops exercising, the demand for oxygen goes back down below what can be supplied, and the angina goes away. Stable angina is associated with a low risk for heart attack.

Medications like isosorbide (Imdur) and nitroglycerine work by dilating the blood vessels in order to increase supply. These medicines also dilate veins, which reduces the demands on the heart. Stents are designed to keep blockages open. Nonetheless, there are many people who contin-

ue to have angina despite what can be done with medicine and stents.

EECP (enhanced external counterpulsation) is a new technique. Cuffs wrapped around the legs are synchronized with the EKG and squeeze strongly when the heart is at rest. This forces blood backward through the arteries and into the blood vessels of the heart. It may work by making some blood vessels larger, but the exact mechanism isn't clear. EECP is used for people with stable angina. It

takes 35 hours of EECP over four to seven weeks to get benefits, and about 70 percent of people had improvement from severe angina to mild or none. EECP is a big investment of time, and is usually reserved for people whose angina is more disabling than your husband's.

At 89, your husband certainly is entitled to say he is doing fine the way he is and not wanting further treatments.

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Antiques & auctions... Going, going...yours!

WEEKLY SALES EVERY MONDAY HOSKING SALES

Weekly Sales Every Monday 11:30 with Misc. & Small animals, 1:00 Dairy, followed by feeders, sheep, lamb, goats, pigs. Calves start at 5PM followed by cull beef. Call for more info and note all times are approximate. Our volume is increasing weekly — join your neighbors & send your livestock our way!

*****ATTENTION ORGANIC PRODUCERS - WE ARE NOW A CERTIFIED ORGANIC MARKETING AGENCY.*****

IN AN EFFORT TO ASSIST ALL ORGANIC PRODUCERS WE ARE NOW CERTIFIED THRU NOFA, NY. ALL ORGANIC PAPERWORK MUST ACCOMPANY THE CATTLE AND PRODUCE WHEN THEY ARRIVE AT THE SALE BARN. THE 4TH MONDAY OF EACH MONTH WILL BE OUR ORGANIC DAY ALONG WITH OUR NORMAL MONDAY SALE. IF YOU HAVE ANY QUESTIONS PLEASE CONTACT US. OUR FACILITY IS AVAILABLE TO ACCOMMODATE ORGANIC DISPERSALS AS SCHEDULED.

Monday, Sept. 21st - Sold 351 Head. Cull ave. \$.76, Top cow \$.98, Bulls & Steers \$1.10 - \$1.25, bull calves top \$3.40, heifer calf top \$2.60, Dairy Feeders \$.89 - \$.97, Goats \$60.00 - \$200.00, Lambs 34#-62# \$1.60 - \$1.90, Lambs 63#-85# \$1.50 - \$1.75, Lambs 86# - 117# \$1.19 - \$1.73, cull Sheep \$.40 - \$.92, Piglets \$27.00 - \$57.00, Hogs (Sows) 244#-374# \$.55-\$68, Sows 502#-677# \$.39 - \$.40, Boar Hog \$.05, Dairy milking age top \$1900, bred heifers top \$1575, Open heifers top \$1220, heifer calves \$375.

Monday, Oct. 5th - Normal Monday Sale & Monthly Fat Cow & Feeder Sale.
Saturday, Oct. 17th - 12:00 Noon - Special Fall Beef Round-up Sale. We will be accepting cattle Friday, Oct. 16th for this sale. A small Angus/Hereford Herd - Cow/calf pairs, feeder heifers and bull.

Monday, Oct. 19th - Normal Monday sale & Monthly Sheep, Lamb, Goat & Pig Sale.

Friday, October 30th - All Breed Fall Premier Sale 11:30AM. We will be accepting 100 Head of Registered All Breed Cattle for this sale. Watch for consignments from Ju-Vindale, Arethusa, Hills-Valley, J&E Weissman Farms, Kel-Vista, Trozac Farm, Fantasy-Found, Evans Ayrshires, Locust-Vale, Canary Dairy just to mention a few.

Sales to watch for:

Sat. May 7, 2016 - Reserved for a Registered Brown Swiss Dairy - Retirement Sale.

**LOOKING TO HAVE A FARM SALE OR JUST SELL A FEW -
GIVE US A CALL.**

**Trucking Assistance - Call the Sale Barn or check out our trucker list on our Web-Site. Call to advertise in any of these sales it makes a difference. Watch website for any last minute updates.

Directions: Hosking Sales 6096 NYS Rt. 8, 30 miles South of Utica & 6 miles North of New Berlin, NY.

www.hoskingsales.com Call today with your consignments

Tom & Brenda Hosking **HOSKING SALES** 607-847-6274
& Family or 607-847-8800
6096 St. Hwy. 8, New Berlin, NY 13411 cell: 607-972-1770 or 1771

**Hosking Sales is looking for Barn help for our Monday Sales.
Experience with working with livestock at MUST.
If interested please call the numbers above.**

"462 Total Acres" MULTI-PARCEL ABSOLUTE LAND AUCTION! 5 * PARCELS SELL! * 5

SATURDAY, OCT. 24 @ 11 AM

**On-Site Auction @ 238 Jersey Field Rd.,
Salisbury Center, NY 13454
LIQUIDATION FOR COMMON FIELD INC. & OUT OF
STATE (ABSENTEE) OWNER***

**OWNER FINANCING AVAILABLE for 124 ACRES
338 ACRES of LAND in 4 Parcels w/log cabin in
Salisbury Center, NY 13454, & 1 Unique 124 Acre Land
Locked Parcel in Herkimer, NY**

Open House: 10/20 (4-5:30PM) for Parcels 2-5. Walk the properties at your leisure. AUCTION TAKES PLACE AT THE CABIN @ 238 JERSEY FIELD RD. Free lunch & coffee! SIGNS POSTED!

PARCEL #1 SELLS ABSOLUTE: OFF State Rt. 28 Herkimer, NY 124 +/- Acres Land Locked in the same geological formation as Herkimer Diamond Mines consisting of 40 A.+/- open, rolling, dry former pasture w/ golden rod/ shrubs (apple trees) & 84+/- A. dry rolling hardwood forest w/ marketable Timber & large supply of firewood. Tremendous hunting. Call Chris for owner financing @ 607-533-3553. **PARCELS 2-5:** 338 Total Acres selling singly, in combo or in entirety @ 238 Jersey Field Rd. A young forest w/ HUGE supply of firewood. Snowmobile trail access. Numerous natural springs, streams & pond sites with QUALITY water & hunting. Old railway bed provides excellent accessibility. Very unique offering of Land that they don't make any more. **PARCEL #2: 28.4 +/- A.** w/ 678' RF on Jersey Field Rd. 10' x 20' log cabin w/ 700' private drive w/pond. Access to #'s 3, 4 & 5. A perfect seasonal camp. **PARCEL #3: 48.5 +/- A.** w/ 50' right away from #2. Access to #4 & #5. **PARCEL #4: 210 +/- A.** BORDERS STATE LAND w/ 50' right away from #2 & #3. Access to # 5. **PARCEL #5: 50 +/- A.** BORDERS STATE LAND w/ 50' right away from #4. **ALL Sell with 100% mineral rights going to the buyer(s).** VISIT: SDZAuctions.com for maps & terms!



ANOTHER AUCTION SALE MANAGED BY.....

**SDZ
AUCTIONS**

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Cortland, NY 13045 - 607-423-3293
www.SDZAuctions.com
"A COMPLETE AUCTION SERVICE"
Auctioneers & Sales Managers

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Contemporary Christian Band *sigh8 performed at Fort Plain United Methodist Church



The United Methodist Church in Fort Plain recently hosted a concert by *sigh8, a contemporary Christian band, featuring mother-son duo Nik Jericho and Kerin Arsenault. Based in Wolcott, CT, *sigh8 shared their traveling ministry by playing music with pop, rock and electronic influences as well as telling stories of their faith. The band has captured the attention of youth as well as adult audiences throughout the Northeast. For more information regarding the band including music clips, visit www.reverbnation.com/sigh8.

Photo by
Joan Kark-Wren

KING'S

Thurs., October 1st Food Auction ~ 6:33pm
Sat., October 3rd Consignment Auction ~ 6:33pm
Sat., October 10th Consignment Auction ~ 6:33pm
Sun., October 11th Breeder Sale ~ 11:33am

Burrows Rd., West Winfield, NY • (315) 822-5221
WE ACCEPT CASH - CREDIT CARDS - DEBIT CARDS

JR's Auctions (518) 993-4668

Antiques!! Tools!! Furniture!! Consignments!! Auction!!
Tuesday, September 29th • 5:00pm
Already Consigned is a Large Consignment from Utica, including Living Room Furniture, Dining Room Furniture, Bedroom Suites, and more, If you have items you want to sell now is the time! Don't Miss This one!
We always have Furniture, Tools, Antiques, Collectables, Flowers, Mums, and much more!!
Collectables & much more!!! Receiving Consignments Mondays, Wednesdays, Fridays!! 8:00am to 5:00pm.

Fall Special On Site Antique Farm Machinery, Tractors, and Consignment Auction
Saturday, October 3rd • 9:00am • 108 Tubbs Rd., Canajoharie, NY



Already Consigned; Ford Truck 4 Wheel Drive, 16' Flatbed Trailer, International Pay Loader, John Deere B Tractor, Tractors, Trucks, Trailers, Power Shears, Steel, 2- Antique Blacksmith Forges with hand crank blowers, Large Corn Husker, Early Gas and Oil Cans, Wooden Boxes, License Plates, Burlap Bags, Large Grindstone, Milk Cans, Wooden Barrels, 2 Anvils, 1-Cone Anvil, and much more!

Will be accepting consignments for Antique Farm Machinery, Farm Machinery, Vintage Snowmobiles, New and Used Snowmobiles, 4 Wheelers, Boats, Campers, Trailers, Hit and Miss Engines, Antique Toys and Collectables!!

For a full list, pictures and details go to auctionzip.com ID # 29324

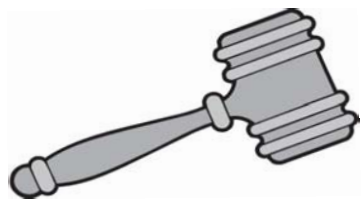
**ATTENTION IF YOU HAVE ANTIQUES, FARM MACHINERY, TRACTORS, OR ANY OTHER HIGH VALUE ITEMS
LET US SELL THEM FOR YOU! OVER AUCTION OR ON CONSIGNMENT!! CALL JR 518-993-4668**

HUGE, HUGE, HUGE RESTAURANT & BAR EQUIPMENT LIQUIDATION AUCTION

MON., OCT. 12TH @ 11:00 AM

Preview 10:00 AM

**Held @ 275 S. Main St.
Gloversville, NY**



LISTING: Continental refrigerated 2 door cutting top sandwich unit, Garland 6 burner stove w/ 24" grill, 16- oak bar stools, 15- 60" round foldup banquet tables, True 2 door refrigerator draft beer cooler, True double door refrigerator, Globe meat slicer, 50 black padded stacking chairs, s.s. triple bay sink, triple bay s.s. under counter bar sink, several single & double pedestal tables round & square, 4 shelf s.s. rack on wheels, commercial sheet pan racks on wheels, Hobart dishwasher, large selection of Pyrex plates, 72 Corning coffee cups, 8 ft. s.s. hood & exhaust fan, 10 burner gas stove, Elkay s.s. sinks & tables, large selection of s.s. pots, pans, utensils & much, much more. Visit our website for full listing & photos.

TERMS: Cash, Check, MasterCard or Visa, 13% Buyer Premium w/ 3% Discount For Cash or Check.

SALE BY COUNTY LINE AUCTIONS

VISIT OUR WEBSITE FOR FULL LISTING & PHOTOS
@ WWW.COUNTYLINAUCTIONS.COM
FOR MORE INFO: PLEASE CALL (518) 773-2247

AUCTION

12-15 COMPLETE KITCHEN SETS

- FLOORING • DOORS • TILE • GRANITE
- COUNTER TOPS • SINKS • TOILETS
- MOLDING • BRAND NAME TOOLS



**SAT., OCT. 10TH @
10:00 AM**

Held @ 275 S. Main St., Gloversville, NY

PREVIEW: 9AM & ALL DAY FRIDAY 9AM-6PM

SELLING: 4 TRACTOR TRAILERS FULL OF ALL NEW BUILDING MATERIALS & TOOLS
• MAJOR DISTRIBUTOR • MUST LIQUIDATE • Including Over 12 COMPLETE KITCHEN SETS in Cherry, Oak, Hickory, Chestnut, Ginger Maple, White, Honey Maple & Other Cabinets In Many Styles Including Pantries, Lazy Susan & Blind Corners & Top Cabinets; **LARGE SELECTION OF GRANITE COUNTER TOPS:** Pallets of Solid Hardwood Flooring; Ceramic Flooring; Laminate Flooring; 3.25" Brazilian Tiger Mahogany Hardwood Pre-Finished Flooring; Granite Flooring; **MOLDING:** Including Oak, Pine, Poplar & FRP Casing, Baseboard, Crown molding, Spindles, Hand Rails & more. **KITCHEN & BATH:** Including Kitchen and Bath Room Faucets; Pedestal sink & toilet combo; Vessel Bowls; Corian® style Kitchen Sinks; Granite Kitchen Counter Tops & more. **NEW TOOLS:** Including Over 100 Lots of Brand Name Tools Including Air Compressors; Nail Guns; Generators; Cut Off & Miter Saws; Table Saws; Battery Operated Drills; Power Kits & More.

TERMS: Cash, Check, MasterCard or Visa, 13% Buyer Premium with 3% Discount For Cash Or Check.

SALE BY COUNTY LINE AUCTIONS:

VISIT OUR WEBSITE FOR FULL LISTING & PHOTOS @
WWW.COUNTYLINAUCTIONS.COM
FOR MORE INFO: PLEASE CALL (518) 773-2247
ITEMS VARY FROM AUCTION TO AUCTION
ABSENTEE BIDS ACCEPTED • CAFE WILL BE OPEN



Apples • Apples • Apples
All Varieties
 You Pick Only \$10 / bushel
 Call Martha 518-673-2948



Fall Harvest



Pavlus Orchards
 Open: 10 AM - 6 PM
 7 Days A Week
 Apples ~ ready picked or pick your own
 Red Potatoes ■ Sweet Cider ■ Pumpkins
 McCadam Cheese ■ Honey
 Maple Syrup ■ Fudge
(518) 993-2643
 1 mile North of Rt. 5
 270 Hickory Hill Rd., Fort Plain



THE VEGGIE MAN
 50 Main St. • Fort Plain • 518-993-5001
 HOURS: Mon.-Sat. 10-6 • Closed Sun.
 Sweet Corn \$2.75/doz.
 Cucumbers 3/\$1 • Zucchini 2/\$1
 Gourds • Tomatoes • Peppers • Onions
 Fall Centerpieces \$8 each
 Produce • Cheese • Spices • Cookies • Snacks
 Eggs • Butter • Cereal • Coffee • Condiments
 Wholesale Prices - Open to the Public!



U-Pick Pumpkins
\$4 Any Size
 Picked Pumpkins: \$2, \$5 & \$8
 Indian Corn: 3 for \$2
 Corn Stalks: \$3
 Regular & Fancy Gourds
 Open Monday - Thursday 5-7 PM
 Friday, Saturday, Sunday & Holidays 9:30AM-7 PM
Starlight Acres
 239 Groff Rd., Palatine Bridge
 518-673-2669



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APPLE ORCHARD
WE NOW HAVE CIDER
 Pick Your Own Apples & Ready Picked Apples
 Homemade Cider Donuts, Cheese, Honey, Maple Syrup,
 and other local NYS Products!
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We Also Have PUMPKINS
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 Open Dawn to Dusk • 518-993-3586
 Closed Sundays



— Whatchamacallits —

You may think this week's Whatchamacallit is an easy to identify tool. After all, it looks just like one of those flimsy aluminum grabbers you might find for sale at a big box store. Let me clear up your possible confusion — this is not one of those grab-

bers, nor is it a dedicated dandelion puller. The business end of this device is more of a spade-like digging tool; dandelion pullers of yesteryear (and even today) incorporate a split tongue design into the head to help pull the weed out more effectively.

Yes, this tool, from all accounts, is a digger of some sort, most likely it's for roots. It is made of metal with a wooden handle and is about five feet tall. If you'd like to offer up your suggestion please call the Whatchamacallit hotline at 518-673-0145.



Do you have your own Whatchamacallit?

Send a photo and short description to bjaquays@leepub.com or call Branden at 518-673-0145

FREE OPEN HOUSE

\$10 GIFT CERTIFICATES:
Drawings every 1/2 hour
Saturday between 8am-12:30pm

\$25 GIFT CERTIFICATES:
Drawings every 1/2 hour
Saturday between 1-3pm

FREE HOT DOGS & SODA ON SATURDAY

BUG COUNTRY 101.1 SATURDAY 1-3PM

SIGN UP FOR DOOR PRIZES

Saturday, October 3rd • 8AM - 4PM

SAVE BIG!!!

Stop In Friday before Open House for Big Savings!!

Buy Direct From A Distributor - Like the Restaurants Do

Representatives from many product lines will be here to answer questions

FREE Gift For Every Family Saturday

Restaurant Grade Food

<p>29¢ lb. CHEF POTATOES 50 lb. Bag</p>	<p>\$2⁹⁹ lb. 80/20 GROUND BEEF 10 lb. Tube</p>
<p>\$1⁹⁹ lb. CAROLINA DELI TURKEY BREAST 7-9 lb. Avg.</p>	<p>\$1⁹⁹ lb. HORMEL COOKED HAM 13 lb. Avg</p>

FREE FOOD SAMPLES SATURDAY

Open To The Public

Buy In Bulk And Save

**above prices good while supplies last*

WHY WOULD YOU BUY ANYWHERE ELSE?

FREE T-Shirts For The First 100 Families Saturday

Deli MASTER
Meat, Deli, Grocery, and Paper Product Warehouse

14 Industrial Park, Johnstown
(Route 30A North out of Fonda past Holiday Inn, turn left at light (Harrison), turn left at Little League Field (Industrial Park) on left about 1/8 mile)
518-762-7550
MON.-FRI. 8AM-4:30PM; SAT. 8AM-1PM

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5769 St. Hwy. 29, Lassellville, NY 13452 • 518-568-2100



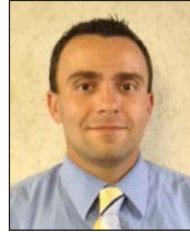
Sam Licari -Broker
518-568-2776



Debbie Sicilia - Agent
518-495-5770



Bob Snell - Agent
518-321-9897



Tony Licari - Agent
315-868-3939



Suzzette Logan - Assoc. Broker
518-774-5105



Chuck Provorse - Agent
315-429-9284



James Van Deusen - Agent
518-332-6769

432 Eaker Rd., Fort Plain



God's 40 acres with Home in center - PEACEFUL! Spacious home features oak floors & carpeting. Country Eat-in kitchen. All appliances stay. Vermont Casting wood-stove. 20x27 Living rm inc: custom tiled shower, jetted tub, walk-in closet, & private balcony. 1,400sqft 4 car heated garage w/Finished Room & 1/2 bath. Perennial gardens, varieties of trees. 5 acres wooded, 20 acres organic land, 15 pasture & pond. Paved driveway. Excellent B&B, Horse or Sheep farm. 8 miles to Johnstown or Ft. Plain. **\$395,000**

334 St. Rt. 80, Fort Plain



This home is very bright and spacious! 4 bedrooms plus a bonus room. Many built-in cabinets in kitchen area & family room. Beautifully bright family room and living room. Dining room and informal dining in the kitchen. Master Suite features a bonus room/study, walk-in closet, & a bathroom with large garden tub & separate shower. Home features central air conditioning. All appliances stay: Frig, range, microwave, wash/dryer. Mostly wooded 13.1 acres. Also included: new riding lawn mower. **\$92,500**

45 Danube St., Little Falls



A very unusual parcel along the Erie Canal! Includes 5 total parcels, with a 2-story wood barn/ storage of 2,592sqft w/ plank floors, in very good condition, w/ full cellar. Spring produces 50+ gal/min of water forming a 60' waterfall cascading downhill into the canal. North side of property runs along NYS bike path and is close to lock no. 36 of the canal. Potential ideas for property include home conversion overlooking canal, Bed & Breakfast, art/dance studio, or water bottling plant. Mostly wooded land. **\$62,500**

118 Church St, St. Johnsville



Good starter home on nice 8 acres with 2 road frontages. Has small shed, partially wooded and the home has been refinished. Has a pellet and wood stove. Move in condition. **\$39,000**

20 William St., St. Johnsville



MUST SELL
A very nice single family home, in a nice residential neighborhood. This home offers a large eat in kitchen, a dining room or family room, living room, 3 bedrooms & 3 full bathrooms. It also has ceramic tile floors, hardwood floors, replacement windows, a beautiful country kitchen & a very large yard with a stream at the edge of the property. A must see & priced to sell. Call Bob Snell at 518-321-9897 or robertsnell@hotmail.com for your appointment. **\$69,000**

98 S. Main St., Dolgeville



PRICE REDUCED
Exceptional village colonial. Beautiful interior space including a formal dining room, original butler's pantry, renovated kitchen, front parlor, living room and back room with 1/2 bath. Upstairs, there are 4 generous size bedrooms and a full bath. The home has beautiful hardwood floors, original natural woodwork, and solid wood pocket doors... Quality from a bygone era but with today's conveniences including a modern kitchen, updated bath, replacement windows and more **\$80,000**

00 Matis Rd, St. Johnsville



Motivated seller offering home in construction phase - 26'x38'. Country setting. Inc. one acre with more land available. Quality materials used: TJI Joists allow for 'open concept' floor plan, Hardie Board siding, Lifetime roof shingles. Full concrete basement w/Bilco door. All composite front porch. Interior is unfinished. can be cathedral w/loft. Stone wall runs length of driveway. More land available w/pond. Finish to your taste. 10 minutes to town & marina on river. Possible owner financing. **\$49,900**

8 John St., St. Johnsville



This 1642 square foot single family home has 4 bedrooms and 1.5 bathrooms. This unique handy man's dream is within close proximity to everything in the village. Food and convenience stores are within one block, and all parks and the school are within walking distance. No reasonable offers will be refused. **\$49,000**

7602 St. Rt. 29, Dolgeville



Lovely country home close to Dolgeville. 3 bedroom, 2 & 1/2 baths, large backyard, 4 acres, newly remodeled. Call Debbie at 518-568-2100 **\$135,000**

657 Jersey Field Rd., Little Falls



Private camp close to snowmobile trails, good fishing, hunting, etc. This cabin is heated with a wood burning stove, a generator could run electric, water pump would supply sufficient water into cabin. Sleeps 8. Enclosed porch for nearby wildlife sightseeing! **\$50,000**

128 Little Rd., Johnstown



LAND
This is a cleared lot at the end of a dead end road. Very nice site to build on. 10 minutes from NYS Thruway. Minutes to shopping. Perk test done and good. JIM at 518-332-6769. Surrounded by woods, 2 Beautiful homes near the site. We are looking for "OFFERS" on this property. There are deer, turkeys and abundant wildlife all around the lot. Very secluded. **\$24,500**

127 Church Rd., Johnstown



Home has been updated. Still working on new flooring, molding and wiring. Price is reflected on improvements made to the home. Accepted offers for home as is. **\$80,000**

41 Webster St., Fort Plain



A very nice, single family home in a nice residential neighborhood. Conveniently located within walking distance to the park, Post Office, Library, Schools, etc. This home offers 3 bedrooms and a full bath upstairs, a large living room, dining room, library or den and laundry room downstairs, screened patio and a two stall attached garage. Furnace and hot water heater new in 2006. Please contact Bob Snell at 518-321-9897 or robertsnell@hotmail.com. **\$60,000**

Glen Ave., Little Falls



Handy man's dream. New wiring and plumbing has already been installed. Many of the materials needed to finish the interior have already been purchased. Located on a dead end street with great privacy. Close proximity to downtown. No reasonable offer will be refused. **\$35,000**

121 North Main St., Dolgeville



This 1792 square foot single family home has 5 bedrooms and 2 bathrooms. Call Chuck Provorse at 315-429-9284 or 518-568-2776. **\$59,000**

4 Elm St., Ilion



HANDYMAN'S DREAM
In need of TLC. The interior has been gutted. It has new electrical, plumbing and windows. Located across from Remington Arms. All offers considered. Must Sell. **\$30,000**

18 Liberty St., St. Johnsville



MULTI-FAMILY
Nice home in good condition. Unit 1: W/D hook-up, closets in each bedroom, propane cook stove, refrig, full bath, oil heat. Unit 2: W/D hook-up in basement, closets in bedrooms, electric cook stove, elect heat and pellet stove, 1/2 bath. Nice level lot with paved parking for each unit. Basement is unfinished, stone and concrete walls and concrete floor. **\$50,000**

509 Old Fort Plain Rd., Fort Plain



A very nice ranch style home at the edge of the Village. This ranch offers 2220 sq feet of living space which consists of a very large living room, a very large family or formal living room, 3 bedrooms, a dining room, and a nice kitchen with cherry cabinets. It also has a nice fireplace (wood insert), attached 2 stall garage with a separate entrance to the home and a full basement with a walk out exit. Priced to sell! **\$89,000**

12 Royal Place, St. Johnsville



PRICE REDUCED
A nice single family home, on a quiet dead end street with limited traffic. This home has 3 bedrooms, 1.5 baths, a newer furnace (10 years), newer hot water tank, newer electrical entrance (7 years), replacement windows throughout and a walk out basement. Within walking distance to the library, schools and business district. A must see and priced to sell. **\$42,500**

432 Cty Hwy 114, St. Johnsville



PRICE REDUCED
A beautiful 3 bedroom home located just a few miles from the village of St. Johnsville. Placed on a beautifully manicured acre of land this property is a must see. Available with the home are the propane fireplace in the living room, Jacuzzi located on the sun porch and all appliances. The rear of the home has a freshly painted deck overlooking the lawn with gazebo and swing. The home features a two car garage, septic system under two years old, new siding and a roof under five years old. Don't miss this fantastic opportunity. **\$99,000**



VISIT OUR WEBSITE AT www.kinshipproperties.com

Lafayette Court Senior Apartments

129 Lafayette Street, Palatine Bridge, NY 13428
518-673-1006 (Mon., Wed., & Fri. mornings)



Lafayette Court is a non profit owned senior housing complex

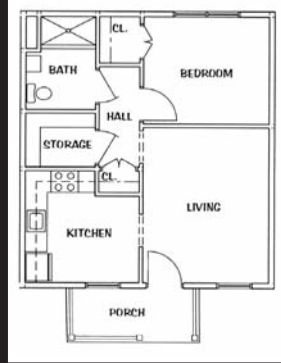
APPLICATIONS BEING ACCEPTED FOR VACANCIES

Lafayette Court offers affordable housing to eligible seniors; Twenty three, one bedroom apartments with ample parking. Each apartment is approximately 540 square feet with ground floor entrances for easy access and is conveniently located to public transportation and shopping.

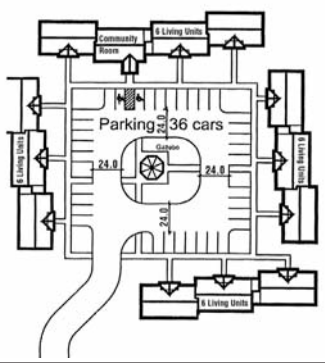
Amenities Include:

- community room | building superintendent | 24-hour maintenance
- phone and cable hook-ups | subsidized rent | laundry facilities
- courtyard | barrier-free apartments | tenant controlled heat


Typical Unit Plan



Birds eye view of Lafayette Court



One bedroom apartments for individuals or couples with a household member over 62 years old. Household income must meet Federal Income Guidelines.



APARTMENT FOR RENT

Palatine Bridge, Newly Remodeled, 1 Bedroom, Suitable for 1 or 2 Adults Heat Included, Off Street Parking, Non Smoking, No Pets, Security Deposit
518-673-3546

Real estate... New beginnings

Store, Office or Restaurant FOR RENT at 29 Church St. Canajoharie Large 16'x70' But Can Reduce Size if Needed Will Do Some Building to Suit \$395
518-673-5938 - No Answer in 3 hrs 518-365-2976

Calendar of events

ORIGINAL VALLEY PENNSAVER

NOTE: Calendar entries must arrive at the Original Valley Pennysaver office by Wednesday, September 30th for them to be included in the calendar of events for our Saturday, October 10th issue. Send events to Lee Publications c/o The Original Valley Pennysaver, 6113 State Highway 5, P.O. Box 121, Palatine Bridge, NY 13428 or e-mail: kkelly@leepub.com

SEP 16 - NOV 4

Learn To Meditate: Find your peace, improve your health, reduce your stress
Canajoharie Library & Arkell Museum. Free 8 week series. For more information call 518-428-4692 or e-mail melaniep@meditateupstate.com

OCT 1-31

Arkell Center Events for October

Arkell Center, Canajoharie, NY. Arkell Center Programs for all area seniors during October are as follows:

Monday-Friday: 11:45 am. OFA Meals of Montgomery Program serves hot meals, suggested \$3 donation for 60 and older. Call 673-2000 for reservations.

Mondays-Fridays: 10-12 noon. Arkell's Indoor Walking Program will continue. Seniors invited.

Mon, Wed & Fri: 10-10:30 am. Senior Exercise Program is in the basement. Open to all area Seniors. Coffee served after.

Wednesdays: 2:30-3:30 pm. Gentle Yoga with instructor Patty Pietrowicz in the basement. Open to all Area Seniors.

Thursdays: 10:15 am. Join the Diet Club in the Gallery.

The goal is to be accountable while losing or maintaining your weight. Call Grace 673-2112.

- The Second Time Around Band will be practicing at Arkell Center on Sept. 10.


OCT 3

Rabies Vaccination Clinic

Fultonville Animal Hospital, Van Wagenen Dr. Fultonville, NY. 9-11 am. Pet owners should bring proof of their pet's last rabies vaccination. This helps determine whether the pet will receive a 1 or 3 year vaccination; without it your pet will receive a 1 year vaccination only. Veterinarian administration fee is \$10/rabies vaccine. The Oct. 17, clinic is offered free of charge to Montgomery Co. residents only, but is open to everyone. Suggested donation is \$10. To assure the safety of other pets and

Calendar B4

COATS FOR KIDS



FOR KIDS

Lee Publications Outreach Program will be collecting gently used and new winter coats for children of all ages and will be distributing to the local schools.

Please drop off at Lee Publications no later than October 9th.

Also accepting hats, mittens, gloves, snow pants, etc.

Please help out our local children in need.

Lee Publications Outreach (LPO) program is a way for Lee Publications employees to give back to our community.

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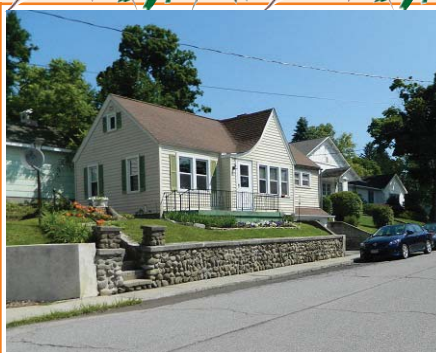
(113) Open House
3 Third Ave, Canajoharie
Saturday October 10th from 1 to 3pm



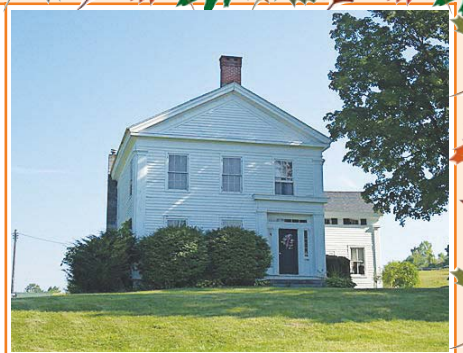
Furnace and Hot Water heater updated 2012. **\$64,900**



(649) **CANAJOHARIE** sprawling executive style ranch with 4 BR's...custom built. Over an acre in the village. In ground pool. Views. **\$350,000**



(647) **COBLESKILL** bungalow has a wood burning fireplace for those romantic evenings. Hardwood and parquet floors. Close to I-88. **\$80,000**



(401) **CANAJOHARIE** 7.4 acres come with this 200 year old farmhouse. New furnace, hot water heater, pump and tank. Private. **NOW \$129,000**



(3301) Historic **CANAJOHARIE** 4 BR home has brand new roof and hot water heater. Cherry Kitchen. hardwood floors. Deep lot. **\$121,500**



(293) **FORT PLAIN** country home has newly remodeled Kitchen with granite counter tops. Oversized deck for the family Bar B Que. **\$169,000**



(225) **FORT PLAIN** mansion is set for B&B turnkey operation with gym and tanning. Everything included. Downtown location. **Asking \$245,900**



(224) **FORT PLAIN** 4 BR / 2 Bath home has all new handicap accessible apartment. Many updates: Roof, electric and landscaping. **\$189,500**



(219) Beautiful woodwork in this stunning 7 BR Victorian Mansion located in **FORT PLAIN**. A lot of detail and craftsmanship. **\$219,000**



(204) New price on this 3 BR home in **PALATINE**. Custom Kitchen. Natural woodwork. Hardwood floors. A finished garage. **NOW \$129,000**



(203) 1850 Limestone home in **CANAJOHARIE** has been well maintained. Many updates including apartment on lower level. **\$162,000**



(194) **CANAJOHARIE** 3 BR ranch home situated on 5.4 acres is in pristine condition. Oak Kitchen. Hardwood floors. Garage. **\$199,500**



(190) **PALATINE** home to fit your budget...3 BR's 2 Baths. large 24 X 30 garage with new overhead doors. Motivated seller. **\$55,000**



(168) **CANAJOHARIE** home with Major Reduction...only a block from the school. Mechanics are all updated. Historic credit. **NOW \$89,000**



(181) **CANAJOHARIE** Victorian has spider web windows. Classic wrap around porch. New gas insert fireplace, Many updates. **\$179,500**



(119) Motivated seller has given their bottom line. 3BR's 1 1/2 Baths. Deep lot. Garage. Owner is out of State. **NOW \$85,000 firm.**



(112) **TOWN OF ROOT** 5 BR home is situated on 3.1 acres has new 1500 gal septic and several other updates. Tell us what you want to pay!!!



(90) Just over the **CANAJOHARIE** village line. 5 BR Colonial has 5.5 acres with it. New Cherry Kitchen, DR and Family Rm. **\$219,000**



(89) A few blocks from the school in Historic **CANAJOHARIE**. 2 - 3 BR's. 230 feet deep lot. Detached 2 car garage. **ONLY \$78,500**



(88) 4 - 5 BR **PALATINE** home built 1858. Custom Quaker made Kitchen. Fireplace in LR. Open staircase. Barn. Shed. Private. **\$129,000**

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Check Out Our 2nd Location at Showcase Antiques Mall
375 Canal Place, Little Falls, NY 13365

Now Here's A Tip

by JoAnn Derson

• "We are moving out of our apartment, as we finally found a home to purchase. With all the new projects, we're going to need our deposit back, so we want to leave the old place in tip-top shape. Here's a trick we learned: Tiny nail holes in drywall are instantly patched by rubbing a bar of soap across the surface." — S.G. in Arkansas

• Now is the time to have your heating systems checked if you have not done so already. And before you start a fire in your fireplace, make sure you have your fireplace inspected for cracks in the mortar joints. Very small cracks can start a fire in your home, as the flames can be sucked through the gaps. While you're at it, spring to have any creosote buildup cleaned out. Be safe AND warm this season!

• "Before I pluck my eyebrows, I rub

on a bit of my granddaughter's teething gel. She's done teething and doesn't need it anymore, but it works well for me. Be very careful when applying, though; let dry and wash your hands before touching your eye any further!" — M.L. in California

• Most cake recipes ask you to grease and dust the cake pan to make removal easier. To avoid unsightly flour marks on the outside of the cake, just dust the pan with a bit of the cake mix instead of using flour." — J.P. in Pennsylvania

• "For troublesome-to-open jars — pickles and such — use a pair of standard dishwashing gloves. It's a great gripper, especially if your hands are the least bit moist." — D.L. in Indiana

• "Wear oven mitts to protect your hands when clipping roses or other thorny plants." — O.L. in Louisiana

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Calendar of events

Calendar from B2

people; dogs must be leashed; cats and ferrets must be contained in a pet carrier or box when attending the rabies clinic. For more information about rabies contact Montgomery County Public Health at 853-3531. Mon. - Fri. 8:30 am - 4 pm.

Tour the Ames Museum
9 am - 3 pm. For information about the museum see our website at www.amesmuseum.weebly.com

OCT 3, NOV 7 & DEC 5

Acoustic Coffee House
Fultonville United Methodist Church. 6:30 pm. Any questions call 518-986-2758.

OCT 4

Valley Choralaires Annual Fall Concert

Reformed Stone Church on Route 10 in Stone Arabia. 2 pm. No admission fee but a free will donation will be gratefully accepted. The Choralaires will again be sharing the stage with the Revisions Barbershop Quartet. The Stone Arabia Preservation Society sponsors this event and will provide free refreshments after the performance.

OCT 8

The 2nd New York Provincial Battalion (1775): On Additional

Continental Service

Fort Plain Museum, 389 Canal St., Fort Plain. 6:30 pm. For more information, please email fortplainmuseum@yahoo.com or call 518-774-5669. A suggested \$5 donation includes the presentation and self-guided tour of the Museum.

OCT 8-9

Fall Rummage Sale

Fort Plain Reformed Church. Thurs. 9-5 pm, Fri am - noon. For information call 518-993-2134.

OCT 17

Fall Into Fun!!! B.P.O.E 2621 2nd Annual Harvest Festival

Canajoharie/Fort Plain Elks Lodge. 2-4 pm. Children of all ages welcome! Food, pumpkin decorating, games & more.

Rabies Vaccination Clinic

Town of Florida Highway Dept., Fort Hunter Rd., Minaville, NY. 9-noon. Pet owners should bring proof of their pet's last rabies vaccination. This helps determine whether the pet will receive a 1 or 3 year vaccination; without it your pet will receive a 1 year vaccination only. Veterinarian administration fee is \$10/rabies vaccine. The Oct. 17, clinic is offered free of charge to Montgomery Co. residents only, but is open to

everyone. Suggested donation is \$10. To assure the safety of other pets and people; dogs must be leashed; cats and ferrets must be contained in a pet carrier or box when attending the rabies clinic. For more information about rabies contact Montgomery County Public Health at 853-3531. Mon. - Fri. 8:30 am - 4 pm.

OCT 24

4th Annual Soup Tasting

Fort Rensselaer Club (Van Alstyne Homestead) 42 Moyer St., Canajoharie, NY. 1-4 pm. Delicious soups, live music, harvest specialties, 50/50 raffle & museum

tours available. Tickets available at The Fort Plain Coop, Ft. Plain, NY, Mohawk Valley Regional Center, Canajoharie, NY, tickets also available at the door. \$10 adults, \$5 for children 6-12.

DEC 6

St. Nicholas Day

Fort Klock Historic Restoration, St. Johnsville, NY. 12-3:30 pm. All children will receive a homemade wooden ornament from St. Nicholas. Tryon Co. Milita will drill, storyteller, roaring fires, pine bough decorations and a tree. Call 518-568-7779. On Internet at www.fortklock-restoration.org

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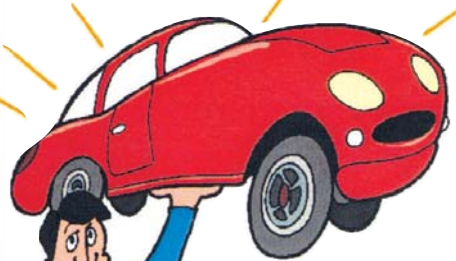
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<p>2009 DODGE CALIBER 4 Dr., 4 Cyl., 5 Spd., AM/FM w/CD Player, AC, Cruise, Tilt, PW, 67,000 Miles</p>  <p>\$6,995⁰⁰</p>	<p>1996 JEEP GRAND CHEROKEE LAREDO 4X4 V-6 Auto, 130,000 Miles, AM/FM Cass. Stereo, Power Windows, A/C, Tilt</p>  <p>\$3,995⁰⁰</p>	<p>2007 JEEP LIBERTY 4X4 4 Dr., V6, Sport, AC, PW, 117,000 Miles, AM/FM w/CD Player</p>  <p>\$6,595⁰⁰</p>	<p>JOHN DEERE 750 DOZER John Deere Diesel Engine equipped with EROPS, Sweeps, Straight Blade, Drawbar</p>  <p>\$12,500⁰⁰</p>	<p>2006 FORD RANGER EXT CAB 4X4 V6 Auto, AC, AM/FM Radio, White Exterior</p>  <p>\$4,595⁰⁰</p>	<p>2003 FORD E150 VAN 7 Passenger, V8 Auto, AC, PW, 142,000 Miles, Blue Exterior</p>  <p>\$4,595⁰⁰</p>
<p>2007 PONTIAC G6 V6, 4 Dr., Auto, AM/FM w/CD Player, AC, Cruise, Tilt, PW, 126,000 Miles</p>  <p>\$4,895⁰⁰</p>	<p>2004 FORD F250 4X4 With Plow, XLT Super Duty Ext Cab, V8 Auto, 5.4, PW, AC, AM/FM w/CD Player, 88,000 Miles, Burgundy Ext.</p>  <p>\$8,595⁰⁰</p>	<p>2000 FORD RANGER V6, 5 Speed, 2WD, Sliding Rear Window, Hard Bed Cover</p>  <p>\$3,895⁰⁰</p>	<p>1998 FORD RANGER XLT 4 Cyl., 5 Spd Trans, Sliding Rear Window, AM/FM Cass., 77,000 Miles</p>  <p>\$3,895⁰⁰</p>	<p>1998 CHEVY 1500 4X4 V8, 5.7 Liter, 149,000 Miles, Lifted, Bright Orange Exterior</p>  <p>\$6,595⁰⁰</p>	<p>2003 DODGE DURANGO 4x4 SLT, 4 Dr., V8 Auto, 114,800 Miles, PW, Cruise, Tilt, All Leather</p>  <p>\$4,895⁰⁰</p>
<p>2011 KIA RIO 4 Dr., 4 Cyl., Auto, LX, PW, AC, Cruise, Silver Ext., 140,000 Miles</p>  <p>\$5,500⁰⁰</p>	<p>2008 TOYOTA YARIS 4 Cyl., Auto, 4 Dr., AM/FM w/CD Player, 120,000 Miles, AC, Blue Ext.</p>  <p>\$5,395⁰⁰</p>	<p>2004 FORD EXPLORER XLT 4x4, AM/FM Cass. Stereo, Cruise, Tilt, AC, Blue Ext., 69,000 Miles</p>  <p>\$5,895⁰⁰</p>	<p>2006 DODGE RAM 2500 HEAVY DUTY 4X4 V8 Auto, AM/FM w/CD Player, AC, 8 Foot Bed, White Exterior</p>  <p>\$8,595⁰⁰</p>	<p>All Our Autos Come With A Warranty: No Hidden Extra Charges</p>	

2006 Jeep Liberty 4x4 4 Dr., V6, Auto, AC, PW, AM/FM w/CD Player, Tilt, Cruise, Sunroof.....**\$4,595**

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Grand Opening of SHOWCASE Antiques of CNY

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no garage sale, flea market or crafty items mingled in. Showcase Dealers present a good mix of solid oak and cherry furniture, antique and vintage lamps, collectible glassware and advertising pieces from all area

townships.

Dave and Debbie, along with their Dealers would like to acknowledge Mayor Robert Peters, and his neverending quest to bring new business to Little Falls. A special thank you to

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Front Row: Aaron Meyers, Showcase Antiques Dealer; Joe Stegel, Showcase Antiques Dealer; Peter Baum, Franklin Electric Services; Little Falls Mayor Robert Peters; Mike Slaboc, Heritage Custom Homes & Cabinets; Dave & Debbie Guile, Owners; Ed Knapp, Little Falls Carpet; Kathy Barone, Adirondack Bank; Elroy Moore, Feldmeier Equipment; Laurie Moore; Kathy Bishop, Showcase Antiques Dealer; Rod Brown, State Bowl - Ilion; Clarence Rasha, Showcase Antiques Dealer. In Background: Jim Palmer of Little Falls, and Melissa Laverdure. Showcase Antiques Dealers: Ann Collins, Ann & Glenn Barker, Chris & Judy McCarthy, Barb Muscarella, Karen Rasha, Cindy & Karl Nagele, Deb Perrino-Rotzler, Edward Becker, Chip Meyers, Angelo & Drew Minarchi, Judy Murray, Karen & Dave Kruppenbacher, Michael & Carm Isaac, Ron Burris, Wendy Wisley, and Bill Vicciarelli.

Feldmeier Equipment and Elroy Moore for the opportunity to re-utilize the building at 375 Canal Place. The three-month project could not have been completed in the

short timeframe without the expertise of Mike Slaboc and Charlie Youker of Heritage Custom Homes and Cabinets; Peter Baum of Franklin Electric Services; Little

Falls Lumber, Little Falls Carpet, Virginia Curry of LF Urban Renewal Agency, Mark Feane, Herkimer County IDA, Rose Law Firm, Jim Palmer and Joel Coulson of Little Falls.

Unofficially opening in June, the owners noted that 90 percent of the customer base to date has been summer tourists, travelers and out of the area dealers. "We will be an added attraction to draw even more traffic from the thruway and canal into Little Falls. This will be a good thing and we couldn't do it without the commitment of our new dealers, many of whom travel one to two hours to set up shop here. We couldn't be happier with the response in such a short period of time."

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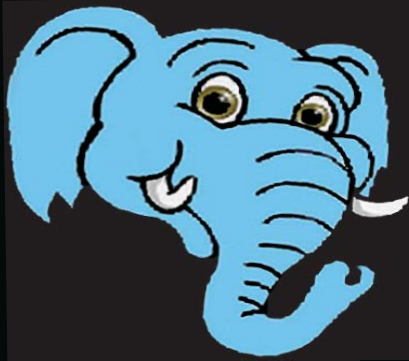
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Great Car

2008 Hyundai Elantra
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Excellent Condition

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Nice Ride

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REAL ESTATE GUIDE

October 2015

Supplement to the Original Valley Pennsaver

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NEW LISTING \$159,000
115 Clizbe Ave., Amsterdam



THIS IS ONE BEAUTIFULLY KEPT, IMMACULATE SPLIT LEVEL RANCH! 3 BR, 1 & 1.5 baths, 1 car garage, in-ground swimming pool, STUNNING landscaping with so many annuals. Home offers modern style & convenient location.

NEW LISTING \$94,900
1845 Hickory Hill Rd., Fonda



This is a large 3 BR, 1.5 bath home on 3.2 acres located in the Sand Flat area, Town of Mohawk. Large 2 car detached garage. Home offers character, a carriage house kitchen & has a ton of potential but does need some TLC.

JUST LISTED \$249,900
489 Sara Lib Road, Esperance



VERY SPACIOUS, COMPLETELY REMODELED, 3 BDRM, 2 FULL BATH HOME, situated on over 3 acres, Town of Charleston, Fonda-Fultonville School. Home has a huge walk out basement, BRAND NEW STUNNING KITCHEN w/granite countertops, new stainless steel appliances, new hardwood, new ceramic tile. OPEN CONCEPT w/Kitchen, Dining Area & Living Room. Attached 2 car garage & 2 car detached. New Propane Furnace. Private setting. Sellers are finishing up the detached garage & a new deck but if your looking for brand new, we have it here!

NEW LISTING \$71,500
115 4th Ave. East, Tribes Hill



WHAT A GREAT INVESTMENT THIS 3 BR, 1 full bath, 1 car garage, full basement home could be for you! Located as the last home on a DEAD END street with a large peaceful lot (0.46 acre). LOW TAXES!

NEW LISTING \$115,000
508 Sulphur Springs Rd., Pattersonville



BEAUTIFULLY REMODELED 3 BR Ranch located on 1 acre in the Town of Florida in a nice country setting. ALL NEW: SIDING, WINDOWS, ELECTRICAL, PLUMBING, ROOF, CERAMIC TILE & PELLET STOVE.

JUST LISTED \$149,900
137 North Green Rd, Town of Charleston



3 BDRM, 1 BATH, FARM HOUSE situated on 20 ACRES with a 48 x 36 horse barn. Home has a nice new kitchen but is in need of TLC. Sits back in off a long private drive for privacy & surrounded by fields & woods. FFCS School District.

REDUCED \$274,900
154 Reynolds Rd, Town of Glen



STUNNING, LARGE 4 BDRM, 3 FULL BATH HOME ON 4.7 +/- acres, 2 car garage, outbuilding, radiant heat, wood fireplace, granite countertops, & a beautiful master suite.

REDUCED \$147,500 • 112 First Ave East, Tribes Hill



Its a Nice Ranch with MANY UPDATES, including a New Roof! 3 BRs, 2 full bath, double lot, garage & Fonda-Fultonville School District.

REDUCED \$158,900
306 West State St., Johnstown



This is a BEAUTIFUL LARGE 4 bdrm, 1 1/2 bath, 2 car garage w/bonus room & fenced yard. AMAZING, STUNNING WOOD WORK THROUGHOUT THIS HOME! Lots of old character & charm but lots of modernization too. Book your appointment today!

REDUCED \$80,000 • 184 Moyer St., Canajoharie



A VERY CUTE 3 BDRM, 1 BATH RANCH situated on a large lot, home has a new roof, newer furnace & paved driveway. Don't wait, Call Today!

REDUCED \$70,000
206 Prospect St., Johnstown



2 FAMILY - NICE INVESTMENT, This is a nice spacious owner occupied 2 family. Upper unit is currently vacant, easy to show, low taxes & nice investment opportunity. Each unit has 2 BDRMS, easy to rent at a min. of \$650 per month. Lots of off street parking, full basement, full attic & shed.

REDUCED \$214,900
288 Burtonville Rd, Charleston



Large 3 BDRM, 2 Full Bath Ranch with a HUGE 3 car garage & HUGE basement on 25 acres. Only 13 yrs old, Fonda-Fultonville School District, fenced yard, hot tub & Generac generator.

REDUCED \$169,500
247 Sprakers Rd., Esperance



WE HAVE A 20 ACRE HORSE FARM HERE! 3 BDRMS, 1 1/2 baths with an amazing view. 2 individual stalls, 1 large run in stall that can house 6 to 8 horses, a tack room & Hunting Cabin on property. CLOSE TO ROUTE 20 & ROUTE 162 FOR AN EASY COMMUTE TO THE CAPITAL REGION.

THEY ARE GIVING IT AWAY AT THIS PRICE! \$ 189,000
12 Tilton Rd, Palatine Bridge



A BEAUTIFULLY REMODELED 2200 SQ. FT. HOME HERE! Offers 5 BDRMS, 2 Full Baths, Large Master BDRM on 1st floor, 1 car garage & 1 car carport, gorgeous landscaping & enjoy the patio area this summer. New Siding, all New Windows, New Gutters, New Ductless Heating & Cooling System & so much more!

REDUCED \$159,000
159 Webb Rd, Town of Mohawk



A VERY SWEET & COZY 3 BDRM, 2 FULL BATH CAPE COD situated on 1.7 acres, nestled in the woods for privacy, beautiful landscaping, nice outbuilding to escape to, deck to relax on fireplace, 2 car garage under the residence & paved driveway.

REDUCED \$129,500
114 Old State Route 80, Fort Plain



This is a STUNNING 3 BDRM RANCH with a HUGE 2 car garage, carport, pool, and in-law apt./finished area in the basement, portion of yard is fenced, all situated on 1.2 acres & on a dead end road.

REDUCED \$249,900 • 510 Progress Road, Johnstown



A BEAUTIFUL LOG HOME that offers 3 BDRM, 2 Full Baths, HUGE basement, 4.6 acres, private setting, 2 car attached garage and a HUGE 4 car detached garage.

SELLERS SAY
BRING THEM AN OFFER TODAY!

JUST LISTED \$89,000
2246 Hickory Hill Rd, Fonda



NICE COUNTRY SETTING, Large 4 BDRM, 1 1/2 bath, Move-In-Condition Home with a HUGE 2 CAR GARAGE situated on a 1/2 acre lot. Don't Wait, this will NOT last!

SALE PENDING

TIPS TO FINDING the right contractor

Home improvement projects tend to be costly. Because of the considerable financial investment homeowners must make when improving their homes, it's important to find a contractor you can trust and feel comfortable with.

The vast majority of professional contractors are trustworthy and willing to work with homeowners to help them design the homes of their dreams. But there are still some tips homeowners can keep in mind as they begin their search for a contractor.

- **Work only with licensed contractors.** Licensed contractors have been verified as legitimate by your local governing body, removing much of the fears homeowners have with regard to finding trustworthy contractors. Unlicensed contractors may not be insured or bonded, and their estimates may be lower than their licensed competitors' because they do not contribute to unemployment. Licensed contractors often are subjected to criminal background checks as well, calming homeowners' fears about inviting strangers into their homes.

- **Ask for recommendations.** Word-of-mouth is great when looking for contractors. Oftentimes, a contractor's best friends are his past clients. Ask friends or neighbors for recommendations on

local contractors, inquiring about prices as well as each particular contractor's demeanor and openness to suggestions. Contact your local Office of Consumer Affairs to check each contractor's complaint history.

- **Get written estimates.** Before hiring a particular firm, get written estimates from several contractors. Some contractors will charge fees for the estimate, but they must inform you of those fees before the estimates are provided. Compare estimates so you can get a better grasp of how much your project will cost. While cost is important, try to avoid choosing a contractor based on cost alone, as a good rapport with a contractor who may be more expensive might make spending a little more money worth it.

- **Make sure the contract is specific.** When you choose a contractor, make sure the contract he or she provides is very specific, going into great detail about the specifics of the project. This contract should spell out the materials and equipment that will be used, as well as the final cost of the project, the payment schedules while the project is ongoing and the work schedule.

- **Keep track of all paperwork and pay by check.** Once you sign the contract, create a folder where you can store all paperwork.

Scan each document so you can store them on your computer as well. When payments must be made, never pay in cash. Pay by check and do not pay for the entirety of the project upfront, opting instead to pay at predetermined intervals spelled out in your contract.

Nerves often come into play when hiring a home contractor, but homeowners who take a careful approach to the hiring process will likely end up hiring a trustworthy contractor who does great work.



Home improvement projects tend to be costly. Because of the considerable financial investment homeowners must make when improving their homes, it's important to find a contractor you can trust and feel comfortable with.



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Sue Leavitt, Licensed Real Estate Broker

Corner Rte. 5 & McKinley Rd., Palatine Bridge, NY • 518-673-5482



NEW LISTING

Fort Plain Cottage

Think Small...at a Little Bitty Price. Ft Plain single "studio" bedroom has modern kitchen with dining, Thermo windows, hardwood floors, a good roof, all kinds of nooks & crannies & a nice big yard. Ideal for the working couple or professional.

\$37,500



Bigger than it Looks

Ft. Plain 3 bedroom Cape with fireplace & attached garage, 2 bedrooms on first floor,

1 1/2 baths, eat-in kitchen, living room, dining, summertime deck, patio, great for your first home, walk to Ft. Plain schools.

\$75,500



\$139,900

Stone Arabia Hobby Farm

on 4+ Acres w/scenic mountain views, 2 pole "barns, 3 sheds, & a pond. Spacious 4 bedroom ranch w/ garage has had a "face lift"; new flooring, island kitchen, dining room, living room w/fireplace, den & bath w/ walk-in shower; new roof, updated electric, new water lines & a pool. Lg. corner lot, fronts on 3 roads PRIVATE...Call Amanda for appt.



\$285,000

Born Again Victorian

Restored to 1896 standards (with modern conveniences). Ft. Plain 4 bedroom, 3 baths; high

ceilings, stained glass doors, granite countertops; detailed woodwork; master suite w/ bath, "Maid's Quarters" now a bedroom & second kitchen; set amidst flowering shrubs & colorful plantings



Reduced to \$97,500

Bring your camera, your friends will want to see photos of your new home in Canajoharie. "Tri-Level" has 3 bedrooms, 1 1/2 baths, woodstove, kitchen w/pantry, sunroom, garage & much more.



\$103,500

What's Not To Like

about this 2 BR, 1 1/2 bath Palatine ranch situated away from all the "Hub-bub"? Country kitchen - new appliances & counters; living room has fireplace, dining, den, new wood flooring & walk-out basement w/kitchen area, laundry, & workroom. Garage & new solar heat.



Buy One - Get One Free

FIX-UP both these Rural Grove homes. Larger home has lg. bedroom & 2 small, kitchen, living room, bath; and smaller one is a 2 bedroom, kitchen, living room & bath. Would make an ideal "in-law" set up, or a rental. Very Motivated Sellers!

\$19,900



NEW PRICE

Ft. Plain Mfg. Home

2 bedroom mfg. home on corner lot "off the beaten path"; eat-in kitchen, living room, laundry area, full bath, good roof, village water & sewer, small shed, front patio & car port; Home is well cared for. Low taxes.

\$22,500

Scenic View with Privacy

3+ acres T/O Minden, Cherry Valley Schools; level land, affordable taxes, surveyed property is undeveloped with electric at the road; 200 ft. frontage on Rt. 163. **Reduced to \$9,900**

46.60 Acres - 100% Owner Financing Available

Nelliston Rt 5 good traffic exposure for your business, frontage on 2 roads, land is level to sloped, undeveloped, with some woods. Owner will finance to qualified buyer, (an interest only loan for 5 years) with a respectable down payment. **Asking \$399,500**

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Jolene Memrick, Sales Assoc.
518-673-5482

Art Meka, Sales Assoc.
518-673-5401

Carol Meka, Assoc. Broker
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518-673-2066

www.MVRELLC.com



Ross Noel Everett
518-248-0589

Courtney Dellinger 518-774-8382 • Lenora Fiorenza 518-673-2066



NEW LISTING

Beautiful brick ranch style home in the quaint Village of Ames features 3 bedrooms, updated kitchen, 2 full baths, huge bonus room that could be used as a family room and 4.3 acres. Lots of updates including windows, kitchen and more. Located along the Brimstone Creek, this property has plenty of room to raise a family plus the large 3 bay barn has ample storage for all the family toys including boats, snowmobiles and quads. Your family is going to love this home. **ONLY \$199,000**



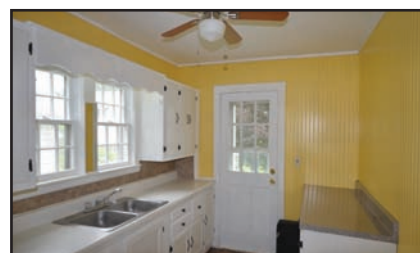
PALATINE BRIDGE

Beautifully remodeled and updated 5BR, 2 1/2 Bath home totals 2275 SF. HW floors, new windows and even has inground pool just in time for summer. **REDUCED TO \$179,900**



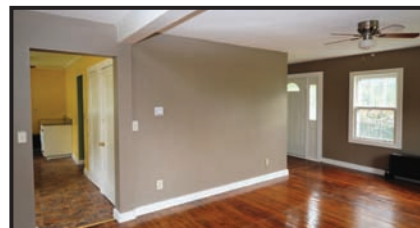
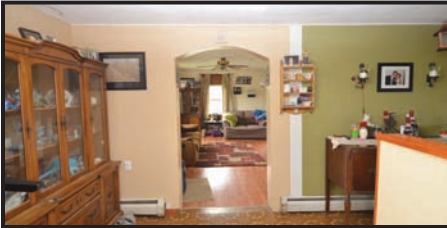
SHARON SPRINGS

Spacious 3BR, 1 1/2 bath features large eat-in kitchen, newer floors, updated bath and large attached garage. **Only \$97,000**



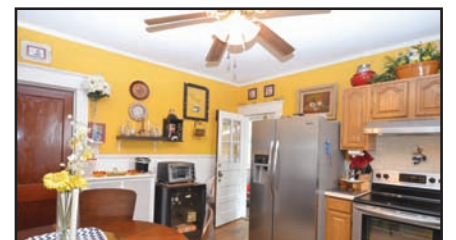
6316 STATE HIGHWAY 10, CANAJOHARIE

Charming Cape Cod home just outside the village features hardwood floors, spacious kitchen, mostly updated windows, newly painted interior and more. Detached garage with attached greenhouse and roomy backyard. Room for the modern family with 3 BR and full bath. A must see home! **REDUCED TO \$85,900**



YOUNGS RD., MINDEN

Spacious 3 bedroom double wide with open concept living area, master suite and 27 acres with room for your animals, gardens and all your toys. Call Ross Noel Everett to view today! **Only \$199,000**



NEW LISTING

Great section of Schenectady! Beautiful 4BR home with recently remodeled master suite includes huge second LR. Features include HW floors updated windows, stainless steel appliances and much much more. Call to see this beauty. **Only \$138,900**



Ross Noel Everett
Office 518-694-2941
Cell 518-248-0589



Relax on the wraparound deck while watching the children play in the spacious open yard. Or take everyone hiking in your own private forest, over the year round creek across the wooden bridge and go all the way to the top for the wonderful views. If you like the comforts of Log Home living with lots of open spaces you are going to love this home. Includes 52 acres of prime hunting land, year round creek and beautiful 3BR, 1800 SF log home.

Only \$569,500





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SPECIAL AUTUMN LISTINGS

298 Houseman St., Town of Northampton

NEW LISTING



Unique next to new year round ranch with permit on the Great Sacandaga Lake and an unbelievable indoor pool! This is just a perfect home and location for relaxing – every season! Included is a large 24x40 pole barn plus a large 2 car garage.
\$299,900

128 Landon Drive, Town of Johnstown



Beautifully located at the end of newer cul de sac, atop a hill, sits this 8 yr. old modern raised ranch. Nicely appointed with cherry hardwood floors, vaulted ceiling, tiled bath. 3 bedrooms, includes a master suite. Lower level is mostly finished and plumbed for 3rd bath. Broadalbin-Perth School District. **New Price \$245,000**



102 Laurel Drive, Amsterdam

This next to new unit is in a 55+ community close to shopping, NYS Thruway, Saratoga and the Capital Region. 2 bedrooms, 2 baths, laundry room, open concept living space and beautiful views. Attached garage, storage closet, foyer. All exterior maintenance covered in the home owner's association fee...this includes snow removal...remember last winter?

\$169,900

3 W. State St., Gloversville



Don't do a drive by! This wonderful home has all the room you could possibly need for your family and to entertain friends. A ranch look from the street side, but once you come around to the back you will see the wonderful fully finished lower level walk out and inground pool. Call today for your private showing.

\$169,900

701 Hohler Rd., Town of Bleecker



Outdoorsman's dream in the Adirondack Mountains! Ward built log home on 90 ACRES! Totally private and secluded, peaceful pond, wildlife included! 3 bedrooms, 2 baths, open living space, loft. 2 car attached garage PLUS 3 vehicle detached garage. **Reduced to \$364,900**

123 Longview Dr., Lake Pleasant



Gorgeous, just gorgeous! 7 years new, this beautiful Adirondack Mountain home has 3 bedrooms, 2.5 baths, gourmet kitchen, living room with magnificent fireplace & cathedral ceilings. Just minutes to the golf course and lake!
\$469,000

127 Bridle Point Rd., Town of Mayfield



Wonderful year round Great Sacandaga Lake home. 4 bedrooms, 2 baths, large family room, 1st fl laundry, office plus open concept kitchen, living & dining areas. Large garage, pretty yard. Beautiful beach association just steps away. **\$264,900**

277 N Kingsboro Ave., Gloversville



Quaint cottage style home with bedroom & full bath on 1st floor. Close to golf course, hospital, shopping. Plenty of character with hardwood floors, gas insert fireplace, built in hutch, cute breakfast nook. 2 bedrooms & full bath on second floor.
AWESOME NEW PRICE \$83,000



Fall 2015 may be the last time you will see interest rates so low! I can help you find that perfect home now!

115 Bertrand Rd., Town of Mayfield



Adorable 3BR cottage with HRBRD permit on the Great Sacandaga Lake. Modern kitchen and bath. Awesome enclosed porch with stove plus screened in back porch. **BONUS...** small rental or guest cottage included on same parcel! **\$215,000**



NEW LISTING

3 Newman St., Gloversville

Pristine condition 3 bedroom home... not a wall to paint or a cobweb to dust. Bring your kids, the pets, your furniture and move right in. Affordable taxes and heat costs. Modern kitchen and bath, updated systems. **\$79,900**

134 Prospect Ave., Gloversville



Feel the love in this well maintained Dutch Colonial boasting 3 bedrooms including master suite, 2.5 baths, wonderful period features and modern amenities. Upstairs office could be 4th bedroom. Abundant storage. **Reduced to \$119,900**

20 S. McNab Ave., Gloversville



Very unique, modern 5 bedroom expanded ranch in the city. Home includes large family room, formal dining room and additional

room with separate entrance. Lots of recent upgrades. Awesome outdoor living space, too! **\$105,000**

49 Woodward Ave., Gloversville



Too cute duplex might be perfect for singles, retirees or couples! Large open living space, kitchen, bath and 2nd level sleeping loft in each unit.

Off street parking, separate utilities. Brand new roof! Easy to heat! ***Also a Unit Available to Rent!** **Reduced to \$44,900**

23 Newman St., Gloversville



Come take a look at this 3 bedroom, 1.5 bath home in a kid friendly neighborhood, close to the soccer fields, tennis and basketball courts. New roof, large garage with workshop. Great for the first time home buyer! **\$45,900**

PENDING

107 Bath Ave., Caroga Lake



Here is an adorable 3 bedroom, 2 bath year round cottage with view and a very short walk to W. Caroga Lake. DEEDED lake access... not an association! Don't miss the opportunity to relax in this well maintained 4 season retreat. **REDUCED TO \$109,900**

8 Sixth Ave., Gloversville



Decent 3 bed, 1.5 bath home at an enticing price. Cute kitchen has S/S appliances. Living, dining, sitting rooms with period detailing. Large second floor bedrooms plus full bath with laundry. **REDUCED TO \$37,900**

50 Woodside Ave., Gloversville



Affordable, large home sits atop the hill in the city. It's an estate sale and needs to be sold quickly. Priced right with reasonable taxes...this is a great starter home. Inground pool has newer filter, pump and solar cover. Waiting for a new family at **\$50,000**

32 West St., Gloversville



Building with plenty of parking, loading dock, overhead door. Currently used as a contractors warehouse. 3 Phase electric service at pole, dust collection system, plumbed for compressed air connections 2 parcels. **\$18,000!**

14 Second Ave., Gloversville



Large 2 family will be great for owner occupied. Main unit with space on 1st & 2nd floors. Small 1 bedroom rental upstairs back. Good bones.. needs some cosmetics. **WHAT A BARGAIN AT \$29,900!**

RENTALS:

Johnstown - Upper unit - 2 bedroom - \$800 month

Town of Johnstown - Lower level - 2 bedroom - \$900 month includes utilities

Gloversville - Duplex with Loft - \$450 month

LAND:

Building Lot - Clovercrest Drive, Town of Johnstown 2.1 acres \$29,900

1 Acre Lot - 1932 State Hwy 29A, Town of Johnstown\$19,900

3 Acres - State Hwy 29, Johnstown.....\$19,900

State Highway 10, Caroga Lake Almost an acre with 200 foot of road frontage\$9,900

City Lot - 23 & 33 University St., Gloversville .58 acre.....\$11,500

SIX CURB APPEAL BOOSTERS that increase your home's resale value



Replace siding - Not only does siding protect your home, it's one of the top features that contribute to curb appeal.

(BPT) - Whether you just bought a new home or have lived in yours for years, home improvement seems to come with the territory. It's understandable - you want your home to feel like it's your home, which means matching your tastes. That said, it literally pays to think about how much resale value any improvement is likely to bring. After all, it's your biggest investment.

With return on investment in mind, here are six top exterior improvements that not only pay you back, they'll also pay dividends every time you (and the neighbors) gaze at your gorgeous home.

1. Upgrade landscaping - What's one of the fastest (and most affordable) things home makeover shows do to spruce up a house? Put in new plants and lay down fresh mulch. Just a few new flowering plants and shrubs make any home look cared for. And that layer of mulch gives a fresh look that welcomes any buyer at your doorstep.

2. Install outdoor lighting - More than just a welcome safety feature, exterior lighting gives your home a warm, inviting glow. Landscape lighting highlights architectural details, spotlights your beautiful new plants (see tip No. 1) and helps would-be buyers envision relaxing evenings outdoors. The best part? It need not be expensive. You can hire a professional to do a simple landscape light plan. Or go the solar garden light route with a quick trip to your local home improvement store and do it in an afternoon.

3. Add a deck - For outdoor improvements with great ROI, it's hard to beat a wood deck. Not only does wood typically cost less than other materials, it gives a higher return when you sell your home. A wood deck that costs around \$10,000 to build gives you back more than 80 percent of that investment when you sell your

home, according to Remodeling Magazine's Cost vs. Value report. That's a higher ROI than you'd get with a composite deck, by the way. And if you're concerned about carbon footprint, here's where wood shines. Plastic composite decks use 15 times more energy than wood decks - and 87 percent of that energy comes from carbon-emitting fossil fuels.

4. Replace siding - Not only does siding protect your home, it's one of the top features that contribute to curb appeal. If your siding is damaged, old and worn, replacing it can add significant value. And if you go with natural siding materials like pine, cedar or redwood, which are today's trends, you add a boost to your home's look that any buyer is bound to notice.

5. Paint - Nothing's faster at improving appearance than a fresh coat of paint. And it's wonderfully affordable if you do the job yourself. Resale tip: go with popular exterior paint colors like white or off-white, grays, neutrals like putty, warm yellows, or light blues-the colors you expect to see on a well-maintained home.

6. Replace old windows - If the eyes are the windows into the soul, then windows are the way to let light and soul-nourishing views into your home. Beyond their beauty, windows also affect your home's energy efficiency. If yours are old and inefficient, consider meeting both needs at once using wood replacement windows. Remodeling Magazine says they return nearly 79 percent of their cost when you sell your home - a higher ROI than vinyl windows.

These are just some of the top ways you can enhance your home's curb appeal and value. For other tips, tricks and trends on exterior improvements and interior design ideas like natural wood pergolas, feature walls and ceilings, visit www.woodnaturally.com.




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COLDWELL BANKER

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 <p>EPHRATA MLS 201505931 \$25,500 THIS ROOMY COUNTRY HOUSE SITS ON APPROX. 2.4 ACRES and with some loving care this would make this home your own. Enjoy all 4 seasons in the country.</p>	 <p>FORT PLAIN MLS 201519488 \$44,900 This 2100 sqft home features 3 bedrooms and 1.5 baths. With a little TLC, this home has endless possibilities. Located close to schools and is situated on a nice lot. Don't miss the opportunity to be a home owner!</p>	 <p>FORT PLAIN MLS 201519125 \$54,999 GREAT OPPORTUNITY WITH ENDLESS POSSIBILITIES! Currently used as a consignment shop on the first floor and dance studio on the second.</p>	 <p>AMSTERDAM MLS 201519297 \$62,000 Remodeled 2 family in great neighborhood. Has been owner occupied and has many upgrades, separate utilities. Nice yard, new garage door. Storage galore. Why rent when you can own and have a tenant pay your mortgage! Limited time listing, get it now before it is gone!</p>
 <p>AMSTERDAM MLS 201514495 \$64,000 NICE TWO FAMILY HOME BUT COULD EASILY BE CONVERTED TO A LARGE, SPACIOUS ONE FAMILY. This home has been well maintained and is ready for its new owner.</p>	 <p>ST. JOHNSSVILLE MLS 201507871 \$69,900 THIS 3 BEDROOM, 1.5 BATH HOME ON 2 ACRES WITH A 2 CAR GARAGE IS READY FOR ITS NEW OWNERS. Complete with newer roof, new electric and new furnace.</p>	 <p>FORT PLAIN MLS 201519656 \$75,000 WITH THIS 4 BEDROOM CAPE COD STYLE HOME, IT'S ALL ABOUT THE NEW! New mudroom, new deck, new roof, new septic, new well, new windows...Call for an appointment today.</p>	 <p>ROOT MLS 201514882 \$93,000 Your own 12 acres of wildlife and privacy... New Paint, New Flooring, New Roof...Nothing to do but move right in...eat in kitchen with loads of cabinets and counter space, spacious LR/DR area. Huge master suite with oversized tub and shower, large closets throughout.</p>
 <p>FORT JOHNSON MLS 201504417 \$109,000 EVERYTHING IS DONE! Move right in this adorable 4 bedroom home just outside the city with new hardwood floors and carpeting.</p>	 <p>AMSTERDAM MLS 201505311 \$110,000 NICE SOLID RANCH W/ NEW ROOF, FURNACE AND HOT WATER TANK and sits on a double lot. Close proximity to hospital, shopping and NYS Thruway.</p>	 <p>FORT PLAIN MLS 201407378 \$129,900 IF YOU LOVE VICTORIAN ARCHITECTURE, this house is for you! There's plenty of space in this 4-bedroom/2-bath home close to Fort Plain Elementary and High School. This traditional floor plan delivers a tasteful dining room, formal living room with wood floors, fireplace, huge gathering room, sunny kitchen with walk-in pantry, breakfast area.</p>	 <p>ST. JOHNSSVILLE MLS 201508331 \$129,900 NEW PRICE Gorgeous sprawling ranch located in the village of St Johnsville and close to the school. This 4 bedroom, 2 full bath home has a fireplaced living room, formal dining room, eat-in kitchen, 3 season screen room, full basement, 2 car garage and an extra lot with water and sewer for your RV parking!</p>
 <p>AMSTERDAM MLS 201518108 \$135,000 Immaculate ranch with new berber carpet, freshly painted large bedrooms and fireplace. Kitchen has an island with a gas stove, cabinets, and storage galore. Two full baths and a finished basement with pellet stove and wet bar. A beautiful three season room overlooks a fenced backyard.</p>	 <p>MOHAWK MLS 201515681 \$139,900 A hidden gem, a beautiful home, tucked back off the road in a park like setting. This inviting property has been meticulously maintained and features beautiful wood floors and beams, flowers gardens, central air, a 1.5 story 2 car garage, shed and two decks.</p>	 <p>OPPENHEIM MLS 201507866 \$144,900 A LOVELY 3 BEDROOM, 2 BATH RANCH HOME on 1.3 acres of land in the Oppenheim-Ephratah-St. Johnsville School District. Two car attached garage under the house has a full spacious basement. The roof is 3 years old, the furnace is about 4 years old, septic is about 5 years old.</p>	 <p>AMSTERDAM MLS 201514487 \$149,000 Spectacular large ranch with 12 x 22 office that could be used as a third bedroom or made into Master Suite. Appliances all new, new windows, roof and gutters. Drainage system under ground surrounds house, large deck, shed and two car garage w/workshop.</p>
 <p>MINDEN MLS 201513028 \$149,900 Watch the yachts go by or throw a fishing pole into the water in the backyard of this 3-bedroom/2-bath home that nestles up to the Mohawk River on 1.13 acres on a dead end road. You'll enjoy a casual living room with laminate floors, wood stove hook up, large dining room, sunny kitchen with refrigerator, gas range, laminate counter tops, custom cabinets, appliances included.</p>	 <p>LITTLE FALLS MLS 201406365 \$154,900 This stately home sits on a large lot with a detached 2-car garage. It offers 4 bedrooms, 2.5 baths, formal dining room with fireplace, formal living room with fireplace, new kitchen with stainless steel appliances and granite counter tops, beautiful and bright sun room, gleaming hardwood floors</p>	 <p>SPRAKERS MLS 201519565 \$159,000 Lots of room in this 3 bedroom, 2 bath Ranch with L shaped eat in kitchen, huge pantry, large living room, gas fireplace insert, large linen closet, enclosed porch off back, his/her closets in master, maintenance free vinyl siding and stone façade and 2 car garage.</p>	 <p>PALATINE BRIDGE MLS 201517796 \$165,000 Freshly updated Ranch with 3 bedrooms and 1 and a half baths located in the village. Refinished hardwood floors throughout, large living room, formal dining room and eat in kitchen. The grounds are beautiful from the patio in the back overlooking the yard to the open front porch.</p>
 <p>STRATFORD MLS 201423949 \$179,000 PURE ADIRONDACK CHARM! Tucked back off the road with privacy and mountain views, this cozy home features hardwood floors, knotty pine ceilings, third floor bonus room, and tasteful decor. Store all the toys in the large 3 bay garage. Snowmobile trails, wildlife, and tranquility all within reach.</p>	 <p>AMSTERDAM MLS 201503692 \$190,000 THREE COMMERCIAL ZONED PROPERTIES HAVE GREAT EXPOSURE FROM STATE HIGHWAY 5 TO THE NYS THRUWAY. THE POSSIBILITIES ARE ENDLESS FOR THESE PROPERTIES.</p>	 <p>AMSTERDAM MLS 201509665 \$279,000 THIS PROPERTY LOCATED NEAR THE INTERSECTIONS OF STATE HIGHWAY 30 AND 29 AND IS VERY CLOSE TO THE NYS THRUWAY, COULD EASILY BE CONVERTED TO RETAIL SPACE, OFFICE SPACE, MEDICAL OFFICES...POSSIBILITIES ARE ENDLESS.</p>	 <p>ST. JOHNSSVILLE MLS 201507878 \$499,900 THIS GORGEOUS CUSTOM BUILT HOME sits on 6.4 acres with breathe taking panoramic views of the valley features 3 bedrooms, 3 full baths and ½ bath. An elegant open concept kitchen w/cathedral ceilings in the living room. 2 car garage w/radiant heating and in-law apartment upstairs.</p>

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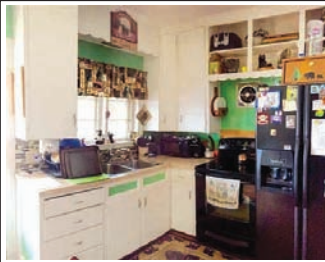
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Krutz Properties is #1 per Capital District MLS for units sold in Montgomery County!



002: **CANAJOHARIE:** This three bedroom home is located on a quiet back road in Marshville, NY on a five acre level field. There is a modified trailer on the property that can be used as a rental property, in-law living quarters or the trailer can be removed for more privacy. The owners are motivated to sell. **Asking \$75,000**



104: **NEW LISTING!!! NELLISTON:** Don't miss out on this home!!! The house has been well maintained and is in very good condition. The roof is 9 years old, new furnace and hot water tank, 200 amp service. There is an enclosed fenced-in private yard for kids and pets. The inside of the home is nicely decorated. It is move in ready!!! **Asking \$60,000**



172: **CHERRY VALLEY:** This historic 183 year old home is located 15 minutes from Cooperstown, in the historic village of Cherry Valley. This home has hardwood floors throughout and the living room and side porch entry are adorned with art work painted by the artistic skills of the owner. Located within walking distance of many good restaurants, the local art gallery and library. Must be seen to be appreciated. **Asking \$90,000**



190: **FORT PLAIN:** There is plenty of good clean soft water, good soil, and 117.7 total acres with 68 acres of tillable land, soybeans harvested this past season. The land is mostly level with gentle sloping. There are 28 acres of woodland, a million gallon pond, a drilled well (100 ft), and three dug wells located throughout the property. The barn can be partially saved or razed, the house with some updated features is in need of substantial renovations. The septic is a 12 yr. Old 1,000 gallon cement tank. **Asking \$450,000**



193: **FORT PLAIN:** This 137 year old home has been well maintained and has lots of room for the kids inside and out. The house is located on the Old Route 80, with the only traffic being to the three houses that are located on the road. There are many upgrades to the electrical and has a hook-up for a generator that feeds the entire home. **Asking \$115,000**



197: **FORT PLAIN:** Here is a chance to purchase a great home at a great price. This 2600 sq. ft. home with 4 bedrooms, 3 full baths can accommodate your family with ease. There is a Great Room with a wood burning fireplace off the kitchen for the family and for entertaining. Basement has potential to be finished. The home is priced to reflect some work that needs to be done. FHA 203k loans maybe available. It is located in a neighborhood that is kid and adult friendly, great for walking, jogging, biking. Take a look. **Asking \$80,000**



209: **SPRAKERS:** 27 acres of peace and quiet. Property surrounded by wildlife. Very private with a long driveway. Plenty of yard for entertaining. Features fireplace, skylights and a walk-in closet. **Asking \$119,900**



505: **GLOVERSVILLE:** Two-story, 2 bedroom home with an updated kitchen, formal dining room and large living room. Laundry room on 1st floor. Nice backyard - great for entertaining. Two-stall detached garage. Relaxing front enclosed porch. **Asking \$69,500**



521: **PALATINE BRIDGE:** 2-story, 3 bedroom home located on a dead-end street. Hardwood floors throughout. Foyer with a gas fireplace. Formal dining room. Front porch. Finished attic with bar. Exterior is vinyl sided. Large back yard with an above ground pool and completely fenced; makes it safe for kids and pets. **Asking \$118,000**



522: **CANAJOHARIE:** Great house for the money!!! Nice residential street in the V/O Canajoharie. Two-story, 3 bedroom home. Carriage house kitchen, formal dining room, large living room w/fireplace. Large enclosed porch, back patio, detached garage and paved driveway. **Asking \$49,900**



657: **FORT PLAIN:** Here is your chance to own a National Register Home overlooking the historical Mohawk Valley. Unparalleled craftsmanship in mahogany, maple and tiger oak. The 1880's stained glass windows and doors, pocket doors, butlers pantry, parquet floors and veranda await. Brand new furnaces and star rated appliances. Easy commute to Albany, Saratoga or Cooperstown!!! **Asking \$214,500**



659: **LITTLE FALLS:** This camp on Keyser Lake has been completely updated with quality craftsmanship. The spacious deck on this peaceful, private lake makes the perfect playground for your summer enjoyment. From the deep waterfront you can swim, fish or dock your boat. Keyser Lake doesn't have a public launch so only the few camp owners enjoy this relaxing body of water. **Asking \$169,900**



660: **LITTLE FALLS:** 50 feet of waterfront welcomes you to a beautiful camp and lake in the foothills of the Adirondacks. This camp is being tastefully built from the ground up. Listing photos show the current phase of construction and will be updated as projects are complete. The new owners will proudly possess a camp that is 100% complete with too many updates to list. Keyser Lake is private without a public launch ensuring a serene getaway for its residents. 3 parcels including SBL 108.4-2-59,60,91 **Asking \$204,900**



661: **FORT PLAIN:** Restored and updated Brick Colonial with beautiful hardwood floors. Upgrades include new wiring, plumbing, 97.5% efficient furnace, tiling, bathroom and kitchen. **Asking \$138,000**



673: **NEW LISTING: FORT PLAIN:** Hard to find very well updated ranch style home in the Country! Hard to find one like this, so don't miss a chance to view it. The beautiful custom cabinetry in the kitchen matches seamlessly with the ranch Country appeal of the rest of this home. Plenty of privacy without too much acreage to maintain. Best of both worlds! **Asking \$129,000**



819: **FORT PLAIN:** This was an Amish home (2005) and has been completely redone. Plumbing, Electric (200 amp), On Demand Hot Water, Septic, Tin Roof, Full Attic, Hardwood Flooring: Open Kitchen/dining area 17'x31'; LR 20'x17'; Den 13'x15'; Master Bedroom 15'x28' with bath and 9'x9' closet. VERY PRIVATE 35 acres/12-15 tillable, 8-10 pasture. Barn built in 2005, Stalls, a lot of storage area for hay, water, electric, open to pasture in back. HOBBY FARM CLOSE TO JOHNSTOWN/CANAJOHARIE. (Owner wants to reserve any mineral rights on the property) **Asking \$224,900**



875: **ST. JOHNSVILLE:** TRULY A GREAT BUY! 2-story, 4 bedroom and 1 and 1/2 bath home. Eat-in kit, LR, DR and foyer. Large front porch. You get a lot of house for the money. Nice backyard, many updates and nice size rooms make it worth looking at. **Asking \$29,900**



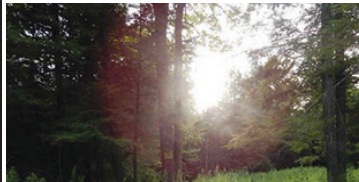
959: **FORT PLAIN:** A spacious country home ready for its New Owner!!! New Steel roof on the house and back porch. New appliances and a fresh coat of paint in many of the rooms. Some electrical upgrades where needed. House is hooked up to back-up generator. A great yard for the entire family to enjoy. COME TAKE A LOOK!!! **Asking \$90,000**



962: **SUMMIT:** The possibilities are endless with this property. Thirty six acres of prime land overlooking scenic Summit Lake with 550' of Lake Frontage and 1300' feet of road frontage. Large building with a new septic system is already in place to help you get started. Whether it's building your Dream Home overlooking the lake or starting an auction house, farmers market, camp site, RV park, hunting, hiking, snowmobiling, etc. Let your mind wander and come take a look. **Asking \$370,000**



963: **JEFFERSON:** A house full of Granite!!! A wonderful family home with 6 acres and another 43 acres available. **Asking \$199,000**



964: **JEFFERSON:** If you are looking for a spot to Hunt or Build your Dream Home or maybe just do some camping, this is the property. 43 acres with 275 feet of road frontage and existing well and septic and large pond. Owner Financing available. **Asking \$85,000**

SPLURGE OR STEAL?

Three DIY home projects that give a high-end, modern look without breaking the bank

(BPT) - Doing your own home improvement projects is a great way to save money and still get the new look you desire. When you're working on giving a traditional home a more modern feel, it can be tempting to splurge - but you don't have to. It is possible to "steal" great looks for a lot less money.

HGTV hostess and design expert Sabrina Soto knows how easy and affordable it can be to upgrade your home's aesthetic.

"Modern decor often comes at a high price,

but you don't have to dig deep in your pockets to bring a modern feel to your home," says Soto. "Simple, small projects like switching out old doorknobs to modern door levers will have a big impact on your space without breaking the bank."

Here are three home improvement projects you can do yourself to achieve a modern look on a modest budget:

1. Door handles

Door handles impact a home's overall

appearance as well as its functionality. In fact, more than half of homeowners say they notice the door hardware in other people's homes, according to a recent study by Kwikset. Outdated doorknobs can drag down the style of your home. Switching them out for modern door levers is an easy afternoon project that will have a big impact on the aesthetic of your home.

Replace old door hardware with one of the new Kwikset Signature Series contemporary levers. Durable, stylish and with a range of functions and finishes for less than \$50, the levers are perfect for all your security needs. The interior privacy levers feature ADA-compliant push buttons, offering an easy way of locking and unlocking, while exterior keyed entry levers feature Kwikset SmartKey technology, which offers superior security. Visit www.kwikset.com/contemporary to learn more.

2. Kitchen cabinets

New cabinets can cost a bundle. They're one of the most expensive elements in any kitchen renovation, but you don't have to completely replace yours to get a modern look. First, consider what's "wrong" about your existing cabinets. Are they dated? Is the hardware dull? Does excessive door trim make them look like

something from a bygone era? Removing excess ornamentation, repainting or refinishing cabinet doors, and swapping out old, dated hardware can give your cabinets a fresh, new face at a very low cost.

3. Update walls

The walls are the largest design space in any home, and they have a significant impact on a home's overall aesthetic. Are your wall colors in conflict with a modern design theme? That soft butter yellow you painted the kitchen a few years ago may not fit with the new modern look you want to create this year. The rich burgundy in the dining room may be too '80s to go with the sleek modern furniture you just bought.

Updating your walls with a color palette that is crisp and clean can help evoke a more modern look throughout your home. Don't overlook the ceiling and trim when you're repainting. Doing trim and ceilings in hues that contrast with wall colors is a hot trend in modern interior design.

When it comes to home improvement, a few smart choices can make it look like you spared no expense to achieve your modern design - and leave you satisfied that you got a "steal" instead.



Simple, small projects like switching out old doorknobs to modern door levers will have a big impact on your space without breaking the bank.



PEBBLESTONE GARDENS

Country Living at it's best in this completely renovated 3 bedroom home. 3450' sq. ft., 2 baths up, half down. Kitchen features top of the line appliances, Granite Counters, Marble Floors, Breakfast area with Atrium Doors to a 19 x 23' Private Deck that overlooks the Formal Gardens (Landscaping is Beautiful). Family Room, Formal Dining Room, Formal Living Room, Entrance Hall has Crystal Chandelier cascading from the upper level, Laundry on upper floor, Spacious Master Bedroom (12 x 18'). Full basement with outside entrance very suitable for extra living space. The home has a security system, Stand-by Generator back-up system, Central Air Conditioning, Oil Hot Air Heat, 2 Stall Attached Garage with workshop, Garden Shed, Black top Driveway, 2.02 acres of surveyed Mostly level land, 203' Frontage, Fonda/Fultonville School Dist. Montgomery Co. Owner is asking the **Reduced Price of: \$199,900** This is a "MUST SEE" to appreciate. Call for more information on this and other parcels available. H-396

Give us a call for more details on this & other properties that are available.



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MAKE THE MOST of small living spaces

Tiny houses are a recent phenomenon and have spurred many businesses — from builders to decorating experts — looking to connect with consumers who want to go small. The small house movement advocates for living simply in small homes, some of which can be as small as 100 square feet or less.

Although living in a tiny house is not for everyone, many people prefer small-space living to living in larger, more spacious homes and apartments. For those looking to make the most of their small living spaces, there are ways to make such living arrangements feel larger.

• **Light is your friend.** Establish adequate lighting in a room that includes at least three working lights. Varied light sources from different angles will eliminate dark corners and shadows that can make a space feel smaller. Lighting also can draw the eye where you want it and distract attention from the room's flaws.

• **Make use of vertical space.** Homes where space is at a premium may have limited storage areas. An often-overlooked storage option is vertical space. Space above doors, shelving, and areas above cabinetry are ideal places to store items. Use hooks on walls to keep belongings off the floor.

• **Choose light-colored paint.** Choose lighter hues for your home furnishings and wall colors. You do not have to limit this to white (unless landlords require white walls). Pale colors will help reflect light and can make the room seem larger than it really is. Using a dark color on the flooring can make other lighter shades really pop in contrast.

• **Conceal the clutter.** If you cannot keep personal belongings to the utmost minimum in a

home, experiment with clever ways to keep items out of sight. Furniture that serves dual purposes can help with this task. Storage ottomans will conceal small toys or linens and also provide seating options in a room when guests come over. A dresser can be used as a dining room buffet piece, and the numerous drawers can hold knickknacks or silverware. Furniture with built-in, hidden storage is well worth the investment when living spaces are limited.



Tiny houses are a recent phenomenon and have spurred many businesses — from builders to decorating experts — looking to connect with consumers who want to go small.

• **Create dual-purpose rooms.** Lack of space means getting creative with the space you do have. A nook in your bedroom can be devoted to a miniature home office. Perhaps you can establish a crafting center in a portion of your laundry room. Garages have long served as catch-all spaces in homes. Apart from storage, they can be subdivided for home gyms or even a place to gather and watch a ballgame.

• **Hang mirrors to "expand" rooms.** Mirrors can trick the eye into believing there is more space in a room. Mirrors melt away room borders and can accelerate the flow of light. Hanging them throughout your home can make spaces seem larger.

• **Think about built-in furniture.** Traditional furniture may not be practical for small spaces and can waste a lot of room. Custom-built furniture is often the way to go to maximize the area you do have. Employ a little do-it-yourself initiative as well, customizing items for the perfect fit.

• **Work with a designer.** If you're having difficulty making a small space work for you, consult with an interior designer or a contractor for some ideas.



(088) **Palatine:** 4 - 5 BR Home has updated kitchen with Quaker made cabinets and ceramic tile floor. LR with fireplace & open staircase. **\$129,000**



(089) **Canajoharie:** 2 -3 BR, 1 1/2 Bath Home located a few blocks from the school. 230 feet deep lot. 2 car garage. Historic tax credit available. **\$78,500**



(090) **Canajoharie:** This 5 BR home is located at the village line on 5.5 Acres. New Cherry Kitchen with state of the art appliances. Barn. Outbuildings. **\$239,000**



(093) Fully equipped, turn key Italian Restaurant is ready to go. Also includes 3 apartments. Located just a minute to the NYS Thruway. **\$249,000**



(648) **Fort Plain:** 2 BR Bungalow is nicely maintained. Oak Kitchen, LR, full Bath and laundry/mudroom. Includes a garage. **ONLY \$53,500**



(401) **Canajoharie:** Formerly "The Knox Farm" Built approximately 1830. 3 - 4 BRs. Situated on quiet country road with 7.4 Acres. **NOW \$129,000**



(224) **Fort Plain:** 4 BR home has fully handicap accessible apartment. All new landscaping, pool, fire pit and wiring. Many updates. **\$189,500**



(185) **Canajoharie:** This 4 unit has been repriced. Many updates: boiler, hot water heater, siding, windows. Double lot for off street parking. **NOW \$129,000**

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NEW!

\$775,000 PECK'S LAKE!

Impeccable custom home on the end of S Shore Rd. 3 BR, 3.5 BA (2 suites). Vaulted ceilings, formal dining room. Gourmet kitchen, finished basement. Radiant heat. Western lake views. Dock and boat can stay! One of a kind home!



NEW!

\$349,900 CAROGA LAKE

Private new home on 6.5 acres. Gorgeous custom home 4 BR 3 BA. 2 story fireplace, gourmet kitchen, awesome master suite. Full walk out basement for more living space. Furnishings can stay too!



NEW!

\$349,000 PLEASANT LAKE, STRATFORD

Custom year round lake front home. 3 BR, 2 BA, open concept living, dining room and kitchen all with lake views. Attached 2 car garage w/more room above for extra living space. Private deeded road makes this very secluded!



\$190,000 368 FICAL ROAD

10+ acres w/fruit trees & trails. Very private and gorgeous post and beam 3BR/3BA with a 32x50 2 story heated garage for all your toys and workshop! There's lots of room to roam inside and out! 4-Wheelers, snowmobiles all play on the roads & no APA! Country property close to town!



COMMERCIAL
REDUCED

ARIETTA HOTEL RESTAURANT AND BAR. \$315,000

Turnkey established successful restaurant/bar with rooms for rent too!! 40 years you can take over and make money instantly. Everything ready to go!



\$69,900 85 NEWMAN

Great starter or downsizing home 2 BR 1.5 BA. Dead end street. Deep lot! Make offer.



\$159,900 BLEECKER MT.

46 Acres! 4BR/2BA. Move in Ready. Big house w/2 living rooms. Hickory kitchen. Big Heated garage for the toys. Trails thru the acreage. On a Dead end road.



\$95,000 TOWN OF MOHAWK

VACANT LAND! Fonda Schools. 65 Acres Surveyed Fabulous Hunting Land or Build with Lots of Privacy. Make Offer!



\$118,000 MOUNTAIN LAKE

This summer camp is looking for new owners! You can move right in. Most of the furnishings will be staying. It's a BIG Camp! Lots of sleeping space here 4BRs plus an attic full of beds! Open living room, dining room, heated with propane space heater. Nice big front porch to watch the day go by. Western SUNSET VIEWS!! Very easy to access the water, new steps lead down to the docks, and a covered boat area.



\$29,900 4+ ACRES STRATFORD

Get away here!! Beautiful land with a true hunters cabin! One room cabin, perfect get-away Very Private, lots of wildlife. Drilled well. Owner's use a generator for electricity. Electric & Phone at the road for you to build bigger. Plenty of room for a septic & a bigger house. Owners want offers.



REDUCED

\$160,000 FONDA SCHOOLS. 9+ ACRES!

Bring the HORSES!! Beautiful open fields. Big 4BR/2BA home with 3 Car Garage plus attached Stalls & 2nd small barn. Owners WANT ALL OFFERS!!!



LAND FOR SALE

- 13 Acres Town of Danube \$22,500
- 10 Acres S Shore Caroga Lake .. \$38,500
- Peck Lake Waterfront Lot \$129,900
- 48 Acres W Stoner Lake Waterfront \$119,900



COMMERCIAL

GLOVERSVILLE WAREHOUSE! REDUCED \$89,000

Broad Street. Pennies per sq. ft. for this 3 story brick building! Fully sprinkled, freight elevator, high ceilings. **MAKE OFFER**



PRIVATE NEWKIRK LAKE! NO MOTOR ADIRONDACK LAKE HOUSE!

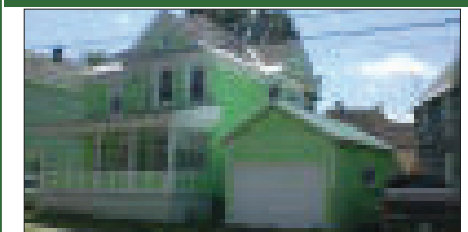
Borders State land!
 Suite style 4 BR/3.5 BA custom home on 110 acres.
 Buy it all or just buy the house & 110 acres **\$450,000** Or just the adjoining land consisting of 120 acres **\$130,000**



OR OWN MOST OF THE ADIRONDACK LAKE!

Want to build your own house? Buy the adjoining wooded land with 1000s of feet of waterfront on Newkirk Lake.

2 FAMILY HOMES



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Once a 1 family you can use as 1 or leave as 2 family for now. All new windows, furnaces, hot water heaters, good renters. 1 car garage & off-street parking. Fenced yard. Up apt is 2-3 BRs, down is 1 BR. Full basement & attic. Make this your home or investment, all the hard work is done!



\$54,500 GLOVERSVILLE

Fully rented 2 family! Up pays \$460/mo, down pays \$575/mo. Taxes \$2595.74. Tenants pay heat, electric. Great units with high ceilings, big rooms. Down 2BR/1BA, Up 2BR/1BA. New electric, new furnaces, new hot water heaters. Big barn out back renters pay extra for use. Plenty of off street parking.



MAKE A PACKAGE WITH THESE TWO

\$52,500 24 JAY ST. GLOVERSVILLE

Income producing 2 family. 2 flats up & down, both with great tenants. Apartments have 2BRs w/closets, 3rd room without closet, currently both using as bedroom. Big living rooms, down with pretty tin ceilings. Big eat in kitchens. Full baths w/showers. Full basement with separate storage for each apartment. Both up & down have balconies. Garage used by 1 tenant, plenty of off street parking. Garden area. Vinyl siding, separate utilities, updated electric, forced hot air furnace down, space heater up. Ready to go!



\$62,500 23 JAY ST. GLOVERSVILLE

Totally updated Neat, clean and well insulated. \$200 highest heat bill last winter!! Easy care 2 Flats each w/2BR/1BA. Living & dining rooms, Walk up attic, dry basement. All appliances including Washer/dryers stay. Big Barn and off street parking. Plus Owners own another 2 family that is for sale too! Come see and make a smart move for owner occupied or investment.

NEW LISTINGS: www.ADKSRealty.com

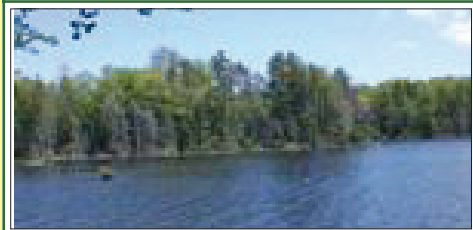


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www.ADKSrealty.com
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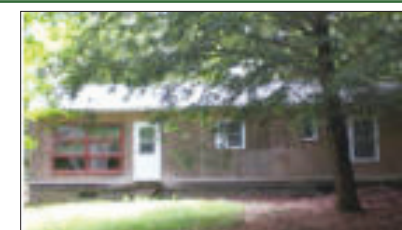


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\$97,000 12 ACRES LAKE EDWARD
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\$112,000 KASSON DRIVE, CAROGA LAKE
 Brand new septic being installed! New construction, full basement under most of this ranch style 3BR/1BA open floor plan home w/LR, DR & kit. Cathedral ceilings, plenty of room! Almost a half acre of level private land. Dug well, brand new laminate flooring installed 7/15. Propane stove & electric base board heat so you can come play in sportsman's paradise year round! Free boat launch to Canada Lake just up the road or contact Canada Lake Marina to get on lake via them. State land, golf, skiing, hiking-we have lots to do or just sit back & relax in front of the fireplace & enjoy s'mores!



\$219,000
742 SOUTH SHORE EAST CAROGA LAKE
 Darling 3BR/1BA immaculate cottage on the quiet portion of East Caroga Lake. New Dock to park the boat and listen to the loons. Deep private lot w/plenty of parking. Make way for East Caroga Lake!!



ADK REALTY EXCLUSIVE - NOT IN MLS
Asking \$199,900 151 EAST SHORE RD., WEST CAROGA LAKE. TURNKEY!
 You can MOVE RIGHT IN! Everything (less personal items) is staying in this lakefront cottage! Darling 2BR, 1 bath cottage with an easy care open floor plan. All in super condition. These owners are selling furnished (less personal items). Deeded private sandy beach. Waterfront is 50 feet and lot is 273 ft deep.



\$250,000 CAROGA LAKEFRONT
 Quintessential ADK Summer Home! 4BR/1.5BA. Amazing woodwork, fireplace, most furnishings can stay! 2 Guest Houses behind. Sandy beach w/western views!



REDUCED
\$267,900
224 S SHORE EAST CAROGA LAKE!
 Move in! Totally re-vamped in ADK Style! 3BR/2BA, deck overlooking the lake w/sunset views! Dock ready for your boat!



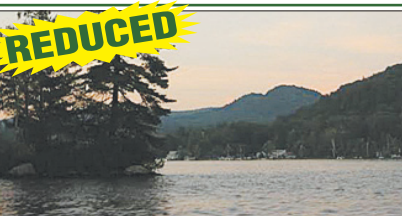
\$189,000 EAST STONER LAKE WATERFRONT! Sandy Waterfront! 3BR/1BA. Living room w/fireplace, dining room, laundry room. Patio overlooks motor friendly E. Stoner Lake!



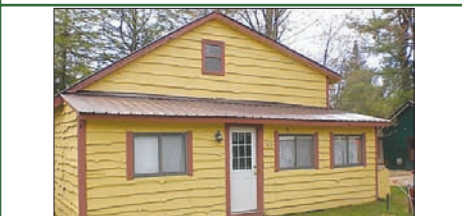
REDUCED
\$159,000 422 ST HWY 10, E. STONER LAKE
 123 ft. waterfront! Adirondack style 3BR/1BA. Dine overlooking the lake. Relax by the woodstove. Jump in the lake from your dock. Big and Beautiful!



\$179,000 W. STONER LAKE
 170Ft Waterfront w/4-5BR Seasonal! Plenty of room inside and out on peaceful W. Stoner Lake. Deck and enclosed porch overlooking the lake. Knotty pine kitchen, 4BRs down and one big loft style up. Can't see from main road, is very private, DOCK, outdoor firepit, shed and even the furnishings, snowmobiles, jet skis can be purchased making this a MOVE IN Getaway! State trails and state land at the end of the road.



REDUCED
\$279,000 CANADA LAKE-GREEN LAKE
 1 Level Acre Lot! Waterfront 4BR/1BA w/224Ft on Green Lake. Access to Canada Lake! 2BR & bath on 1st Fl. 2BR up. Lots of closets! Great room w/fabulous lakeviews. Field-stone fireplace (propane gas insert). Eat-in kitchen. Bonus room lakeside, perfect for dining or relaxing. 2 Car garage w/washer/dryer. Move in ready! Dock & Float. Peaceful Lake w/state land across.



\$91,000 CAROGA LAKE
 Steps to FREE West Caroga Lake Beach! 5BR/1BA updated 3 season home! New roof, septic, drilled well, new flooring, new walls. Oversized garage. Even a Central Vacuum System. Most furnishings will stay so you can just bring your toothbrush, clothes and get on the lake this summer!! Owners are sad to be leaving but know you'll enjoy this lake house!



NEW
\$69,900 118 OUTLET ROAD, BORDERS STATE FOREST
 Lots of updates: 2-3 BR/1 BA open floor plan. Side and front porches, access E. Caroga Lake via 2nd Ave Beach Assoc.



\$199,900 203 KASSON DR., CANADA LAKE
 215Ft Waterfront Canada Lake! Immaculate 700 sq ft 2BR/1BA cottage w/sandy waterfront dock, BRAND New interior, high open ceilings! Well insulated, all new windows, elec. floors, etc. Motor right out on the lake! All new oak floors, new bath, kitchen ready for countertop. Beautiful location, large lot, pinkster bushes, propane for heat, come see!



\$299,900 CAROGA LAKE!
 WOW! A year round house! Direct waterfront on E Caroga Lake. You will be amazed at the high ceilings, open feeling and awesome lake views from this house. Everything is oversized! Big kitchen, formal DR, double LR w/fireplace w/circulating fans. A beautiful sunroom overlooks the lake front. Upstairs are 3 BR w/the master being so large you could easily make it 2 BRs! The 2nd & 3rd BRs are good size too. Full bath up & half bath combo laundry on 1st floor.



REDUCED
\$50,000 CAROGA LAKE
 Borders 100's of acres of NY State Forest! Access East & West Caroga Lake! 3 lots included. Cute cabin with new bath, loft style bedroom, open floor plan. Outside deck and level lot with lawns to play. Tile in bath, knotty pine walls, some finishing needed but priced to sell! Caroga Lake offers lots to do year round! In winter you can ride your snowmobile from here too! Drilled well & modern septic, propane furnace & pellet stove, newer roof too.



REDUCED
\$44,900 122 MAC AVE
 Second Ave Beach just a block away. 2BR/1BA cottage w/attached garage. Knotty pine interior, huge BR up could become 2 rooms. Easy to see, Owners want offers and hope for you to enjoy as much as they have!



\$120,000
 40 Acres borders state land with cute chalet, 2BR/1BA plus big loft, sleeps 8-10. Open living, dining and kitchen, woodstove. Big yard to play. Caroga Lake. Close to lakes, golf, motocross.



REDUCED
\$59,000 158 LONDON BRIDGE RD, CAROGA LAKE
 Immaculate 1BR cottage on a deep lot! Move in and enjoy Sportsman's Paradise! Golf, Hike, Snowmobile, Marina for boats nearby. This cottage has plenty of Adirondack charm & a new kitchen & bath w/new appliances, hot H2O heater, pump. Back deck overlooks the woods. Could expand to 2nd floor for more room or make year round. Easy to take care, easy to come and go and enjoy Caroga Lake.

CAROGA LAND
38 Acres, Hilley Rd. \$47,000
10 Acres\$38,500
E. Caroga Lake
50 Acres, Rt. 112\$68,000



REDUCED \$149,900 MOUNTAIN LAKE!
 Top of Bleecker Mt! Waterfront summer house 2BR/1BA direct waterfront! Furnishings stay! Private location on this quieter ADK lake!

HINTS for home buyers

Saving money in a seller's market: Three tips

(NAPSI) — If you're planning — or even just dreaming — of buying your first home, a few tips and trends may prove intriguing.

According to the National Association of Realtors, home prices are up and accelerating because there are more buyers than homes for sale.

Here are three tips for first-time buyers looking to purchase in this seller's market:

Know your budget and stay within it: Before you start shopping, find out what you can afford with a preapproval from a lender so you know how much money you can borrow. When determining your budget, consider the other costs of home ownership, including taxes, insurance and utilities.

When listings are scarce, home prices tend to rise as bidding wars drive them higher. Don't get caught up competing against other buyers and counteroffering above what you can comfortably afford. Winning a bidding war could feel like losing if you end up spending above your means. Stay patient and walk away if the price surpasses your budget.

Identify needs versus wants: No home is perfect and many people have to compromise on

features when buying an existing home. At the same time, you don't want to end up settling for a house you don't love.

Separate and maintain your focus on what you really want in a home against what you can live with (or without). A home in a certain school district or close to your job most likely falls into the former while a kitchen with a fancy backsplash is something you can add at a later date.

Work with a realtor who knows the area: When housing supply is tight, an attractively priced home will likely draw multiple offers. Find a realtor with experience serving clients in your desired area. He or she can provide invaluable market information, including how fast homes are selling and for what price. A realtor can also help you with a negotiation strategy to make your offer stand out. To find one, go to www.realtor.com/realestateagents and enter the zip code of the area where you want to buy.

Buying a home is arguably the most important financial decision you'll make in your life. Working with a realtor and following this advice can give you the advantage you need.

Finding the home of your dreams may be easier — even in a seller's market — with help from realtors.





Are you a Log Homer?

Log and Timber Homes Realty LLC

IN THE SPOTLIGHT



Ross Noel Everett • 518-248-0589

I have been in real estate for 12+ years after completing a 20 year career in Engineering. I just love helping people find their first or next home. I started Log and Timer Homes Realty two years ago because they are unique and people that like them really love them. They are passionate about the lifestyle of being a Log Home owner.

Why do people love Log Homes? Log Homes have a natural and comfortable feel because of the warm, informal and soothing feel of the natural wood. Many people dream of someday owning a rustic romantic Log Home and plan for months what their Log Home will be. They will attend Log Home shows to get ideas of what they want their Log Home to look like. There are tons of details that go into the choosing of a log home, the size, the layout, the stain color, the wood type, basement or no basement, and on and on. Buying an existing Log Home simplifies the process because you can see what you are getting. You know what the total cost will be, there are no cost over runs or construction changes that cause your budget to go higher and higher. Once you start the construction you have to compete the project and pay for any cost over runs that may happen.

Log and Timer Homes Realty will help you find your dream Log Home and explain the different log profiles, joint types and wood types that differentiate one Log Home from another.

Where can Log Homes be built? They can be constructed on any building site that any conventional home can be built. Popular locations for Log Homes are lake front locations, in the mountains, and locations where people just want to be close to nature. We sell Log Homes in a large area, from the Adirondacks to the Catskills and everywhere in between.

How much do Log Homes cost? The cost can range from \$100,000 to well over \$3,000,000 depending on the details of the Log Home. The owners of the \$100,000 Log Homes love them just as much as the owners of the multi-million dollar Log Homes.

If your are dreaming of a Log Home give us a call and we can make your Log Home dreams come true.









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The 14LX Tandem Axle Low Profile Extra Wide Dump Trailer is the premier 14K dump trailer in the country! This unit combines tube frame & structural C channel cross members in addition to the most complete box unit in the industry.

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2014 Big Tex Trailers Dump Trailers 12LX

The 12LX is a solid choice for customers looking for a medium duty, medium capacity dump trailer. It has lockable pump box, Interstate Battery, interior D rings to tie down load, LED lights, & hydraulic scissor lift.

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The 10ET Pro Series Tandem Axle Utility Trailer has length options & flush floor that provide versatility to haul light to medium duty equipment & small tractors. The 10ET model is tough & durable with 5,200# axles.

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2014 Big Tex Trailers Gooseneck Trailers 14GN

The 14GN is a medium duty, single wheel gooseneck. This model combines many of the Big Tex unique features including low profile decks, LED lights, treated floor, dual jacks, & adjustable coupler.

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2015 Big Tex Trailers Single Axle Trailers 30SA/35SA

The 30SA/35SA Single Axle Utility Trailer is a versatile economy model. Works great for hauling large ATVs & Mules... perfect for home & garden use.

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2015 Big Tex Trailers Tandem Axle Trailers 50LA

The 50LA Tandem Axle Utility Trailer & its different length options make this a versatile trailer to fit almost any need. Great for hauling multiple 4-wheelers, side-by-sides, quads, & small tractors. Trailer is shown with an optional ramp gate.

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Ultra Modern, Cozy & Reduced This stunning year round has access to a snowmobile trail for upcoming winter fun and a terrific beach on north shore. **Asking \$79,000**

Pine Lake Beach!

Outstanding Mobile in great condition. Furnished and applanced wonderfully. Quiet location. **Only \$25,000**



How Adorable! An immaculately maintained home on Rt 10 with easy year round access and terrific waterfront dock behind on Maloney Rd.

Hurry, Hurry!

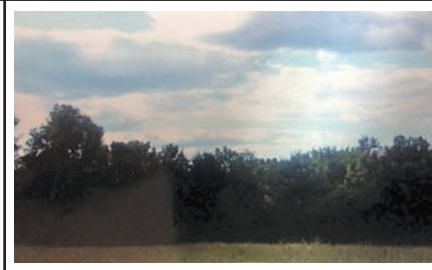
This 3 Bed year round mobile on big lot is a super buy! Short stroll to beach and **Only \$25,000** on Forest Ave.

Prim and Pretty!!

This Adirondack cottage is close to 3rd ave Association beach and docks. Large kitchen and living room. Cozy bedrooms and nice bath! Lovely screened porch!! **Only \$61,000**

Downtown Caroga With Beach!

On pretty Lake Ave and close to our friendly business district and the lake. Almost year round, with furnace, insulation and 100 amp cb wiring. Large level lot. **Only \$49,900**



Super Lakehouse!

Watch your kids on the 3rd Ave beach and dock your boats! You're so close to the lake it's wonderful! The double lot is deep and goes back to 4th Ave. A marvelous family buy. **Asking \$87,000**

Another Price Buster! Lake Ave.

This house offers 3 bedrooms, appliances, metal roof and insulation. Nice lot, near beach! **Steal At \$39,900**

Near Canada Lake

Beautiful country setting. Unbelievable 3 bed bargain with attached garage. Enjoy lake area living at a bargain. **REDUCED \$45,000**

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5 SIMPLE DESIGN TRICKS to revamp your home

(BPT) — Whether you've just moved into a home or you've lived there for years, it might be time for a design tune-up. While many may think tackling their home decor takes a bundle of time, money and expertise, it doesn't have to be so frightening. You don't need to spend a fortune or go to design school to breathe a little life into your home.

"It's all about simplicity," says Susan Yoder, interior design expert for Clayton Homes. "A little goes a long way when it comes to home decor and living spaces. Only a few simple changes can make a big difference and allow you to create a room you'll be itching to show off to friends and family."

Yoder offers a few of her design tips that will help any homeowner revamp their space:

Pops of color. "Nothing livens up a room like a bright pop of color," Yoder says. If you have neutral-toned furniture, try sprucing up the room with lamps, curtains and accessories in bold hues. If you're up for a painting challenge, an accent wall is a great way to incorporate color into a space. Choose your favorite color from a throw pillow or wall-art piece in the room to pull the look together.

Varying textures. A room tends to get boring when it focuses on only one texture, so it's

important to create a sense of balance. Try varying the fabric types on your sofa and curtains. Add in some metal or wooden accents to draw the eye around the room. You can even

play with lighting to reflect off certain objects and create visual interest.

Antique feature. Choose an antique or unique

piece of decor to be the inspiration for the room. This could be a rug, lamp, chair or even a chandelier — anything that gets you energized and motivated. Get creative and run with the theme it creates. Or if your style is more on the modern side, an antique object will stand out among your contemporary decor.

Symmetrical yet functional. The furniture collection in a room should form a restful, symmetrical layout. It's all about balance. There should be between three and 10 feet between each seat. Additionally, instead of pushing each piece up against the wall to create more space, give your furniture a bit of breathing room a few inches from the wall. This makes the room appear open and airy.

Clutter-free organization. Getting rid of clutter is a grand challenge for most homeowners. When you decide to take on the mess, drawers and cabinets are your best friends. Take some time to go through your belongings and decide what to keep, donate or throw away. Store any leftover items that can cause clutter in an organized, out-of-sight area.

Use these tips to revitalize your space and you'll be ready to confidently host gatherings and enjoy your home instead of shying away from your living space.



If you have neutral-toned furniture, try sprucing up the room with lamps, curtains and accessories in bold hues.

Four Star Realty Group

310 Main Street
Middleburgh, NY 12122

Lisa Tenneson
Broker/Owner



518-209-5369 Lisa cell • Office 518-702-4194 • Fax 518-702-4059



Summit - More than meets the eye! 3 beds/2 full baths, nice bright kitchen, formal dining and living room, office and a new addition family room. That's just upstairs, full

finished basement with bar + 2 small rooms. This could be a mother/daughter or just additional living space offering plenty of space for quests. Home has had so much work done within past 4 years, offers great views. **\$139,900**



Middleburgh - Fabulous get-a-way on 8.7 secluded acres with a large pond! Located only 4 miles from the Village of Middleburgh on a nice country

road is this very private 3 bed 1 1/2 bath home. NEW upgrades include: new wood laminate flooring, new formal dining room, bathrooms, windows and a new back staircase/deck. Owner says GREAT HUNTING and you can fish your OWN pond. **\$149,900**



Rensselaerville - This historical home was originally the "saw mill lot" in the heart of the village. 3000 sq ft with a new metal roof and new clapboard. The home offers 4 large bedrooms, 2 1/2 baths, a gorgeous 3rd floor master bedroom suite. Original details

include: crown moldings, wood floors, 10 ft ceilings and a lovely wood burning fireplace in the formal living room. Charming country kitchen. **\$215,000**



Wright - When only the BEST will do! This top of the line custom built dream home will be the reason you no longer go on vacation. Sit on your wrap around deck overlooking the most unbelievable view while enjoying a swim in your pool and gazing at your horses that are relaxing in the 40x40 barn complimented by the electric fence. This home has been built to last. **\$279,900**



Westerloo - Welcome HOME! This custom beauty is on a private country lane shared with only 2 other homes. The house was built using the "passive energy"

concept and is cost efficient. Spacious and open with ceramic tile floors, 2 car garage, a den above garage (could be home office) large mudroom. The family room off kitchen can be a master bed with full bath and jacuzzi tub. **\$322,000**



Greenville - OPPORTUNITY KNOCKS! one of a kind converted barn/home offers 4 bed 3 1/2 baths, Spacious kitchen corrian counters & space for the chef in you.



Parquet floors, ceramic tile, 2 fireplaces - 1 in living area 1 in M/B. 2400 sq ft upstairs is open and ready for finishing would be a "GRAND SPACE". 2 decks the bottom leads you out to the pool. Also included a 6,000 sq ft manufacturing commercial building with off street parking & GREAT rd frontage on SR 81

for your business all this on 30 acres w/ pond! AMAZING DEAL. **\$449,000**

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EMPTY NESTERS, boost home value and your spirits with savvy, appealing improvements

(BPT) — Whether they're heading off to college or they've finally finished their education and are starting their careers in a distant city, the departure of kids from your nest makes for a bittersweet time. If you've committed much of your energy—and most of your home—to raising kids for a couple of decades, you may be at loose ends when they move out. Home improvement is just the ticket to make yourself feel better!

Updating your home after the kids move out is good for you on



Aging eyes require more light for safety and for performing everyday tasks around the home. Energy Star-qualified solar powered fresh air skylights provide balanced natural light and passive ventilation to make the home brighter and more pleasant. Solar powered blinds are available for light control and increased energy efficiency.

multiple levels. In addition to the emotional boost, improvements can enhance your home's resale value if you're planning to down-size down the road. Or, you can focus on home improvements that will facilitate aging in place, like improving the lighting and usability of key rooms, such as bathrooms and the kitchen.

Here are a handful of renovation ideas for baby boomers looking to reclaim their home spaces after the kids have left the nest:

Emphasize natural lighting and ventilation

Vision changes as you age, so the artificial lighting that worked for you when you were in your 30s or 40s may not be adequate when you enter your 50s and 60s. Lighting is an important upgrade if you plan to remain in your home into your Golden Years. Look for improvements that will help aging eyes see better, like increased natural lighting and task lighting in work areas.

Modern, energy efficient fresh air skylights are a cost-effective and beautiful way to improve a home's natural lighting and passive ventilation. Especially effective for ventilation in kitchens and for ventilation and privacy in bathrooms, skylights like those made by Velux America can work in virtually any room — even those with no direct roof access. Have a ground-floor laundry room, closet, hallway or other area that could use more light?



Balanced natural light and passive ventilation come with decorating flair when skylights are added to a room. Operated by touchpad remote control, Energy Star-qualified solar powered fresh air skylights and blinds, along with installation costs, are eligible for a 30 percent federal tax credit. Get details at www.whyskylights.com.

Energy Star-qualified, solar-powered fresh-air skylights can improve a home's energy efficiency and improve indoor air quality through passive ventilation. Solar-powered blinds, available in designer colors and patterns, further boost the efficiency and beauty of skylights. Plus, the skylight, blinds and installation costs are eligible for a 30 percent federal tax credit for energy-efficient home improvements. Visit www.whyskylights.com to learn more.

Create a "me space"

You already have a guest bedroom, so there's no need to leave Junior's old room set up as a bedroom. Turn it into a space that works for you, like a home office, exercise room, music studio, craft room, workshop or home theater.

As you're planning the improvement, keep in mind your long-term plans. If you'll be selling the home at some point, consider a room that will have broader appeal, like a home office. If you plan to age in place, remember to incorporate features that will facilitate your use of the room even if you experience mobility issues down the road. For example, you may want to take the opportunity to widen doorways, replace doorknobs with door handles, replace loose carpet or slippery tiles with slip-resistant flooring, and improve natural lighting and ventilation throughout the room.

Renovate (or create) a master bathroom

Bathrooms sell homes, and if you've had to share your bathroom with the kids or live with an outdated master bathroom — or none at all — now's the time to renovate your bathroom. In addition to all the luxurious features you've been dreaming of, like a rainfall shower head and heated floor, keep in mind the practical improvements that will make the room safe and usable as you grow older.

Look for slip-resistant flooring, improve natural and task lighting and replace faucet knobs with easy-to-manuever levers. Install grab bars around tubs and toilets, as well as in the shower. Bath product designers are now making grab bars that offer the look of design elements coupled with the security of sturdy support.

The departure of your children creates an opportunity to accomplish some home improvements you've been dreaming of for a while. As you're reclaiming spaces once devoted to kids, look for improvements that can increase your home's value and help you stay in your house as long as you wish.



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FIVE TIPS for settling into your new home

(BPT) — Though summer is winding down, for many families, hectic moving schedules are still underway. Whether you are moving this season or planning for a move in the near future, consider some helpful guidelines on packing up, moving out and settling in without a hitch — plus, the latest technologies to turn your new house into a home.

Here are five tips to help you minimize moving stress and settle in quickly:

Make a list, measure it twice. After celebrating the signing of your new home (congratulations!), it's time to begin the moving process. Even before you start packing, it's important, if possible, to visit your new home with a tape measure. Carefully measure and take note of the square footage and dimensions of every room in your new home. Do the same with any existing appliances and furniture you plan on relocating to your new home to ensure that everything fits through the door and in the space. LG's moving guide (www.lg.com/us/moving) is designed to help and includes tips on measuring your current appliances to make sure they'll fit. If you're purchasing new large appliances or furniture, be sure to measure everything in the store or take note of each item's dimensions online to make sure it fits. Removing or replacing a refrigerator, for example, is a time-consuming and expensive task that can be avoided with careful planning. If you aren't able to visit before moving in, ask your broker or real estate agent for a copy of the floor plan.

Pack strategically, unpack easily. Pack and label items by category, such as dishes, winter clothes and books, or by appropriate area, such as bedroom, kitchen and living room. To limit damage, be sure to pack fragile and valuable items carefully with padded packaging, and communicate fragile items clearly with your movers. To save even more hassle, pack a couple of boxes of essential items, specifically for the first night in your new home, which would otherwise be hard to find. You'll thank yourself when items such as cleaning supplies, fresh linens and a coffeepot are right at your fingertips. Staying organized is key to avoid losing your belongings — resulting in saving time and unnecessary re-purchasing expenses in the process.

Find savings and convenience in new technology. Moving is a common time to buy new electronics — and there are some simple ways to make these new purchases more customizable than ever. For example, rather than choosing surround sound speakers that require lots of cumbersome wiring to install, select a wireless speaker and TV surround sound system like LG's Music Flow. It offers a range

of speakers and soundbars that you can mix and match to create a customized and easy-to-use home audio system for your new living space. With Wi-Fi and Bluetooth and Google Cast built in, systems like this let you can stream your favorite online music services, including Spotify and Pandora, straight from your mobile device. There's no need for additional hardware or wires.

Share your new address. Take initiative and update your employer, bank, school, doctors, pharmacist and credit card company with your new address as early as possible. This can affect billing statements and formal records, which are a headache to change at a later date. Be sure to call your electric, cable and internet companies to swap your address, and inquire about any potential changes in your service. Sign up for USPS mail forwarding to ensure all of your mail reaches you in a timely manner. And don't forget to keep your friends and family in the loop! It's a busy and exiting time, so share your news!

Upgrade your appliances. If you're not planning to bring your current laundry appliances to your new home, look for a new ENERGY STAR washer and dryer with the latest cleaning technologies that help make clean-up a breeze and save on your electric bill, too. One such example is LG's top-load laundry pair with the dryer featuring an EasyLoad door, the first machine to open two ways. The unique door can be accessed from the top (hamper style) to easily toss in wet clothes from the washer and sideways to quickly unload clothes into the basket. This makes it easier than ever to drop in and unload laundry.

For additional tips on moving and settling into a new space, as well as a complete, eight-week timeline, check the helpful LG moving guide (www.lg.com/us/moving). It's impossible to anticipate every bump in the road, but having a thorough yet flexible plan will help minimize stress and ensure the moving process goes smoothly.

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<p>JUST LISTED 47 6th Ave., Ilion</p> <p>Super location and lots of updates, what else do you need. This adorable bungalow features 3BRs, 2 full baths, entry hall, LR w fireplace, kitchen, formal DR & sun room, French doors to deck. New hot water tank, new kitchen, updated baths, new carpets. Nice shed outside for storage.</p>	<p>34 Third Ave., Frankfort</p> <p>Nice location for this 3BR, 1 bath village home just overflowing with potential. Includes LR, kitchen, formal DR, garage, nice corner lot. Being sold as is as seen on short sale.</p>
<p>318 Pleasant Ave., Herkimer</p> <p>Make an investment in this 3 unit property! Two 2BR units and one 1 BR unit. Tenants pay all utilities, plenty of parking. Owner financing is available w a minimum 15% down based on credit score. Come out and take a look!</p>	<p>12 Brookside Dr., Mohawk</p> <p>Looking for an amazing home with tons of extras? This one's for you! Central air, central vacuum, finished basement, in-ground pool, fireplaces, all in a great location. PLUS lots of space for you and your family. 3-4 BRS, 2.5 baths, entry hall, LR, FR, kitchen, dining area, garage. Move in and do nothing but enjoy!</p>

OPEN HOUSES

Saturday, September 26th

10:00 to 11:00am 566 Pine Ave., Herkimer

Noon to 1:00pm 22 E Spofford Ave., Dolgeville



Judith - Ann
Realty
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See all our listings at: judithannrealty.com



316 Mohawk Drive, Tribes Hill, New York

518-829-7250

Pleasant Lake, Stratford



Gorgeous camp set on Pleasant Lake with 100' of frontage directly on the lake. Home has large eat in kitchen with plenty of cabinets and a wood stove, living room with fireplace, 5 bedrooms & 1 1/2 baths. Wood and tile flooring, great enclosed porch overlooking the lake, deck on the front, large dock, picnic area in the back and a work/storage shed on the property. Camp is being sold mostly furnished. **\$299,000.**

Mohawk Drive, Tribes Hill



NEW LISTING

Step back in time in this adorable Cottage set on a nice corner lot. Home has an eat in knotty pine kitchen, dining room and cozy living room. 3 bedrooms, 1 bath, lovely open front porch, hardwood floors. Surrounded by nice mature locust and lilac trees. Great starter home. **\$59,000.**

Prospect Street, Tribes Hill



Nice Craftsman style home in a great residential neighborhood! Maple kitchen with DA, formal DR w/beautiful columns and

spacious LR. Gorgeous staircase, 4 beds and 1 1/2 baths. 1st floor laundry room, HW floors throughout, nice screened in front porch, fenced in yard and a large 2 car garage. Replacement windows, new electrical service and a new well pump. 2 lots go with this property. **\$129,000.**

Joann Way, Town of Florida



2,370 square foot Colonial style home built in 2012. Home has an open concept kitchen w/center island, formal DR, LR with french doors and a fireplace and FR also with a fireplace. 4 beds, 2 1/2 baths. H/W floors in the foyer and DR, central air, full poured foundation and an attached 2 car garage. **\$239,900.**

Dewitt Street, Amsterdam



One of a kind 3 family on the south side. Building has original woodwork, gorgeous molding and doors. 1st floor has a 1 and 2 bedroom apartment and 2nd floor has an amazing 6 bedroom apartment, perfect for owner occupy! Great income property! Call for more details. **\$142,500.**

Town of Amsterdam Executive Ranch



Turn-key ready executive home on a park like 1.30 acre lot near the Municipal golf course. Inside it has an oversized EIK with new white-on-white cabinets and a huge center island for prep work, formal DR and LR each with wood burning FP and vaulted ceilings. And it comes with 4 large BR, 3 updated BA, and there is a finished basement FR and so much more! Offers wanted on **REDUCED \$199,900.**

Marie Drive Tribes Hill



Split Level home in a semi-rural setting. Home has gorgeous cherry kitchen with granite countertops, open concept DR and LR with gas F/P and lower level family room with pellet stove, 4 beds & 3 baths. Hardwood and tile floors, walk out patio in the back, fenced in back yard, composite deck, koi pond, and an attached 2 car garage. **REDUCED \$195,000.**

Krull Street, Amsterdam



NEW LISTING

Nice 4BR home set on a quiet side street near Veterans Field. Inside has an updated kitchen with appliances and dining area, spacious LR, 4 beds & 2 baths. Detached 2 car garage, large driveway, deck on the front and home sits on a double lot with privacy! **\$94,500.**

Ruth Street, Amsterdam



Exc. condition Cape Cod style home in a great neighborhood. Home features new Maple kitchen with Corian countertops, stainless appliances. Dining area, LR with fireplace, 3 beds, 2 full, updated baths. H/W floors and crown molding throughout, C/A, an enclosed back porch and sliding door out to a beautiful stamped concrete patio. New vinyl fencing, windows & roof, 1 year old furnace, C/A and water heater. Detached 2 car garage. **\$225,000.**

Brave Ridge, Fonda



Exceptional Colonial style home with a great view of the valley. Home has a kitchen with Corian counter tops, light maple cabinets and all appliances. Formal DR, LR with fireplace, 3BRs and 2 1/2 baths. French doors to a new Trex deck, walk out basement and a 2 car attached garage. **\$245,000.**

Hagaman Avenue, Hagaman



Immaculate Ranch style home has brand new kitchen with oak cabinets, granite counter tops and all appliances. Open DR with HW floors and wood stove, LR w/wood stove, 3BRs, 2 baths, sun room, basement FR with bar, 3BR and 2 baths. House has new windows and doors, all new wiring, and a deck off the back. Amazing 2 story outbuilding with workshop, poured concrete floor and walk up 2nd floor storage. **\$175,000.**

Northampton Road, Amsterdam



NOT a drive by! You NEED to see the inside of this one! Brand new kitchen with granite counter tops, gorgeous white cabinets and stainless appliances, 3 beds, 3 new baths, DR, LR and den. Hardwood floors throughout, huge deck off the back and a 1 car garage. Don't decide from the outside of this one, come in and see for yourself!!! **\$159,900.**

Main Street, Ft. Hunter



Great condition home has a brand new kitchen with cherry cabinets, granite counter tops, formal DR and LR. 4 beds, 2 baths, and a den. New electrical, H/W flooring, wrap around front porch, 3 season sun room, 2 car garage, a carport and a great side yard! **\$147,500.**

Merry Road, Town of Florida



64.20 wooded acres on the corner of Merry Road and Shellstone Road. Older home and unfinished building on the property needs some TLC. Garage, well and septic on the property along with an older outbuilding. Great recreational property. **\$120,000.**

Oakland Avenue, Amsterdam



NEW LISTING

Excellent condition Ranch style home on a nice 100' x 100' lot as per deed. Home features eat in kitchen with appliances, separate dining room and living room. 2 bedrooms, 1 tile bath, hardwood flooring and attached 1 car garage, nice yard and super neighborhood! **\$99,900.**

Fairmount Avenue, Amsterdam



NEW LISTING

Ranch style home in a great residential neighborhood! Home has 3 beds, 1 1/2 baths, kitchen w/dining area and appliances and LR. Finished basement with FR, bar and gas fireplace. 1 car attached garage, central air-conditioning and a deck off of the back. **\$105,000.**

Shuttleworth Avenue, Hagaman



NEW LISTING

Ranch style home features updated kitchen with appliances, formal DR and LR with fireplace w/pellet stove insert. Finished basement has FR with wood stove and den. 3 beds and a full bath. Basement has a B-Dry drainage system, enclosed back porch, deck, a brand new roof with lifetime shingles, shed and a 2 car garage. 4 lots included. **\$142,500**

Barbara Lane, Town of Florida



Almost new 1,826 sq.ft. Ranch style home features an open kitchen with breakfast bar and pantry, open to the family room with fireplace and a formal DR. 3 bedrooms, 2 baths, hardwood and tile flooring and a full basement could be finished for more living space. Attached 2 car garage, 12' x 14' deck off the back, paver patio with wood burning fireside and a storage shed on the property. **\$245,900.**

Switzer Hill Road, Fonda



Beautiful view from this excellent condition Ranch style home. Home has a nice white kitchen with appliances, DR and

bright LR with hardwood floors and a gas stove. 4 beds & 2 baths. Lower level is finished and has a great FR with a fireplace and a walk out basement. Gorgeous back yard has a patio with a hot tub and fire pit. 1 car garage. **\$189,000.**

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316 Mohawk Drive, Tribes Hill, New York

518-829-7250

Broad Street, Amsterdam



Excellent condition south side home features updated kitchen with appliances, formal dining room and nice living room. 4 bedrooms, 1 1/2 bathrooms, new carpeting throughout, nice open front porch, new roof and a carport. **\$68,000.**

Stella Lane, Amsterdam



Ranch style home situated in a great part of the city! Home features eat in kitchen w/ appliances, dining area off and spacious LR with H/W floor. 3 beds, 1 1/2 baths, basement family room with bar, workshop and laundry area. Enclosed screen porch overlooking a lovely backyard. 1 car garage with breezeway. **\$152,500.**

Belfance Rd., Town of Amsterdam



Quiet country living in this immaculate house featuring a spacious pine kitchen with breakfast bar, formal DR and large LR with stone fireplace. Den area, 2+ beds & 1 1/2 baths. Oversized 2 car garage, deck off the back of the house, stamped concert patio and a beautifully landscaped 1.90 acres of land. **REDUCED \$219,000.**

N. Main St., Broadalbin/Commercial



Upper back 1BR/Office \$525.00 plus \$25.00 water heat included. Upper Front 1BR \$500.00 plus \$25.00 water heat included. Basement apartment 1BR/Office \$595.00 plus \$25.00 water heat included. Plus nice store front. Each floor has 876 sq. ft. for a total of 2628 sq. ft. for the building. Back of building has finished addition, all new windows, siding and deck overlooking the creek. Oil baseboard heat, and all separate electric. **\$129,900.**

Jonathan Lane, Amsterdam



Ranch style home features an open, eat in, Carriage House kitchen with SS appliances open to the FR with gas F/P. Formal LR, an all season, knotty pine sun room. 3 beds, 1 full bath, patio off the back, 16' x 32' in ground pool with cabana room. Garage with breezeway and comes with 4 lots!! **\$152,500.**

Schuyler Rd., Town of Florida



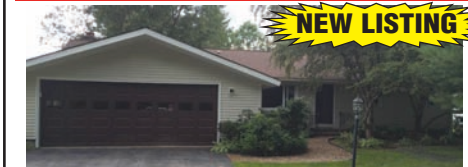
Ranch style home is set on 4.90 acres with 814' of road frontage. House features 4 beds, 1 3/4 baths, open concept Carriage House kitchen and dining area with pellet stove. Large LR, finished basement family room, 1st floor laundry, generator hookup, covered front deck, 2 car attached garage with storage area and separate adjacent storage garage. **\$178,500.**

Oswegatchie Rd., Town of Palatine



NEW LISTING
Great hobby farm that sits on 22.5 acres of land. House features large eat in Carriage House kitchen w/center island, knotty pine ceiling and appliances, formal DR and oversized LR with stone fireplace. 4 beds, 2 baths, wrap around porch and a 2 car garage. 3 stall horse barn, surrounded by farmland. **\$179,000.**

County Highway 126, Town of Perth



NEW LISTING
Ranch style home features kitchen with appliances and breakfast bar, dining area, LR and FR with stone fireplace. 3 beds, 1 3/4 baths, full basement, new roof, oil tank, and water heater and updated furnace. 2 car garage, deck off the back, 16' 33' in ground pool and all situated in the Broadalbin Perth school district. **\$205,000.**

Riverview Drive, TOA



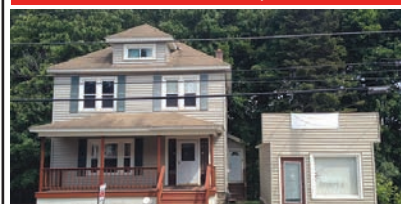
One of a kind 3 unit in a suit section of the T.O. Amsterdam. Main apartment has kitchen with dining area, LR with fireplace, 5 bedrooms and 1 1/2 baths. Additional 2 bedroom and 1+ bedroom apartments. Call or email us for more details! **\$135,000.**

Mohawk Drive, Tribes Hill



Ranch style house overlooking the valley. Home has large eat in kitchen with oak cabinets, & breakfast bar, DR and an oversized LR with a F/P. 4 beds, a den & 2 baths. Basement with workshop area, 2 car garage, private backyard and home sits on over 3.5 acres! **\$168,000.**

Locust Avenue, Amsterdam



Great condition 4 square is a great home for someone with a side business! Home has kitchen, formal DR with H/W and beautiful stained glass window, large LR, and nice entrance foyer. 3 beds, 1 bath, a 3rd floor that is partially finished, all replacement windows, security system. Side building was formerly used as a boutique and a beauty shop before it. **\$59,900.**

Touareuna Rd., Amsterdam



NEW LISTING
Colonial style home built in 1996 sits in a nice country setting on 20.27 acres, as per deeds. Home features new maple kitchen with appliances, formal DR and LR. 3 beds, 1 bath and a lower level FR. Pond on the property is approximately 1 acre, new Lenox high efficiency furnace, and a 2 car garage. **\$250,000.**

Mohawk Hills Development



The Stanton is a new construction, Colonial Ranch style home with 3 beds including rear master suite with two walk-in-closets, 2 baths total. Open concept kitchen, breakfast nook with covered veranda, DR and FR with gas fireplace. 9' ceilings, covered front porch, 2 car garage with seasonal storage area. **\$239,900.**

Bayard St., Amsterdam



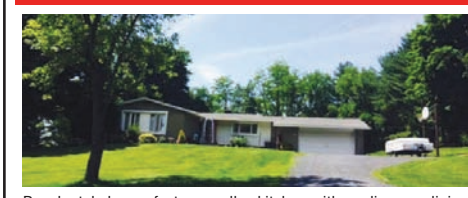
Turn key ready home on a quiet side street. Home has nice kitchen with breakfast bar and appliances, formal dining room, cozy living room and parlor, 4+ beds, 1 1/2 baths. Wrap around front porch, back porch, replacement windows, newer roof, and a 4 car garage. **\$67,500.**

Wemple Ave., Fonda



Great starter home with this 1,433 square foot single family. Home features Carriage House kitchen with new flooring and a dining room / living room combo. 4 bedrooms, 1 bath, 2 car garage, full stone foundation, pull down attic, some hardwood flooring and 2 enclosed porches. **\$49,500.**

Keller Lane, Fonda



Ranch style house features galley kitchen with appliances, dining area and formal DR. Lg. LR with pellet stove insert, 3 beds and 2 baths. Deck off of the back of the house overlooks the private backyard, lower level family room with propane stove has sliding glass door out to the backyard and den or 4th bedroom. 2 car attached garage. **\$182,900.**

State Highway 30, Town of Perth



NEW LISTING
Great 85.90 acre investment property on NYS Highway 30. Commercially zoned and comes with a recently renovated 4 unit building and a renovated 1 family. Many commercial or agriculture uses with land. Also comes with a post and beam conventional barn and a great Town of Perth location in the Broadalbin Perth school district. Borders car dealership and gas station. Subdivision potential that is endless!!! **\$385,000.**

Chapel Place, Amsterdam



Absolutely pristine condition Cape Cod style house set on a large lot. Home features freshly painted kitchen with newer appliances, formal DR with built-ins and H/W flooring and a large LR w/ F/P. 3 beds and 1 1/2 baths. H/W throughout, central air conditioning, all replacement windows. Fenced in yard, new roof, and a 1 car garage with 2nd floor storage. **\$139,900.**

Meadow View Dr., Town of Perth



NEW LISTING
New construction 2,115 square foot, Prairie style house set on 1.10 acres of land. Home has a great floor plan including a gorgeous kitchen open to a great room with cathedral ceilings with a gas fireplace & DR. 1st floor master suite, 4 beds total & 2 1/2 baths. An oversized 2 car garage. 20' x 12' pressure treated deck, walk out basement, culture stone front with vinyl and cedar shake siding. Still time to pick out your own interiors! **\$399,000**

Church St., Hagaman



NEW LISTING
Victorian style home situated in a great neighborhood. Home features Carriage House kitchen with appliances, formal dining room and living room. 3 bedrooms, 1 1/2 bathrooms, and den area upstairs. Nice backyard and a barn/garage on the property. **\$92,500.**

Hayes Place, Amsterdam



Clean duplex with an eat in kitchen with ample cabinet space, living room, 3 bedrooms and 1 new full bathroom. 1st floor laundry, enclosed back porch, a full basement and a brand new roof. **\$32,500.**

Church St., Amsterdam



NEW LISTING
Exceptional condition 7 unit building! Each flat has at least 1 bedroom, kitchen, living room and a full bath. 1st & 2nd floor have 3 units each and 3rd floor unit has 2+ bedrooms. Gorgeous foyer with beautiful woodwork and staircase. 2 large municipal parking lots next to the building for tenant parking and a 2 car garage also comes with this great rental unit! **\$159,500.**

LOTS FOR SALE

Memory Lane, Perth

Last lot in sub division! 1.05 acres w/180' frontage. **\$47,000**

Pryne Rd., Town of Glen

Hunter's dream! 2 story hunting camp on 33.20 acres w/1,270 frontage, duck pond. **\$89,000**



November 2015 Issue

Deadline Wednesday, October 21, 2015

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Cherry Valley: 144.59 scenic acres with 4 BR log home in historic Cherry Valley, NY. Between 40 - 60 acres of tillable land, long road frontage, 80 plus wooded. Sweeping views of the Mohawk Valley. Beautifully maintained 4 BR, 2 BA log home perfectly situated to take in the tremendous Upstate NY scenery. Large barn at the end of the long winding driveway has its own drilled well, septic system, and even half bath! Great hay/equipment/rec vehicle/animal storage. 15 minutes to Cooperstown, Glimmerglass, and Adirondacks. **\$359,900**

Cherry Valley: Own a piece of country heaven with this 3 BR, 2 BA log home set on 60 serene acres abutting the 1566 acre Cherry Valley State Forest. This beautiful home features a second floor master suite complete with balcony overlooking the stocked, spring fed pond and bunk house. Very private setting with 200' driveway off of a publicly maintained dirt road, but only minutes away from Cooperstown, Glimmerglass, and loads of other fantastic upstate activities and attractions. Some of the best hunting in upstate NY. **\$349,000**



Harpersfield:
 Extraordinary 3 BR, 3 BA post and beam home in the Northern Catskills. Beautiful brand new hickory kitchen, quartz counter tops and stainless steel appliances. Radiant heat, large family room, master suite and close to all types of recreational activities of all seasons.
\$275,000



Cobleskill: Special location was why this beautiful, spacious contemporary was built on Settles Mountain Rd in Cobleskill overlooking everything! On over 20 acres in a hillside setting of fine homes, this property has it all. Gorgeous views, hunting, hiking, privacy yet you can walk to the village. A 20' x 50' pavilion has hosted parties for hundreds. Lowest level has a separate kitchen, BA, BR, Interior top two floors freshly painted. 20' X 50' pad w/50 amp service for a motor home. Incredible value. Motivated seller. **\$274,900**



Sloansville: Large young ranch on over 30 acres of tillable land with 30' X 40' pole barn and 3 ponds. 2 BR, 1.5 BA on main level and an in-law apartment close to completion in full walk-out basement with kitchen, living room and bedroom. 2 car attached garage. Decks overlooking beautiful views. Tremendous potential here for mini farm for animals of any type. High visibility location if you are looking for an agricultural retailing business that includes 1035 feet of road frontage. Exceptional opportunity! **\$225,000**

Summit:
 Beautiful contemporary set on 10 acres in walking distance to thousands of acres of State land. Spacious 4 BR, 3 BA floor plan accommodates all of your family and friends for a great second home or primary residence. Fifteen minutes from I-88. Move in condition with recent updates, it is ready for summertime fun!
\$225,000



Richmondville:
 Lake front 4 BR, 3 BA ranch in pristine condition. Private lake community in Upstate NY 30 minutes from Albany. Upgrades throughout include gas fireplace in the living room, stainless appliances, granite countertops in this open floor plan home with beautiful views from the deck of the spring fed mountain lake. Swim, fish, canoe, kayak right from the 110' of your own lake frontage!
\$225,000



Cobleskill:
 Spacious 4 BR, 3 BA, executive ranch in superior condition tucked away on a Cobleskill village landscaped parcel on a quiet dead end street with other fine homes. Beautiful remodeled eat-in kitchen, formal dining area, large living room, 2 fireplaces, and a fantastic layout. Other features include central a/c, a wet bar, built in greenhouse, work out/media room, and in-ground pool with custom landscaping. What a great home!
\$199,900



Cobleskill:
 Beautiful center hall colonial on High Street in Cobleskill village. This 4 BR spacious home has a new natural gas heating system and many other improvements. The condition is exceptional with hardwood floors throughout, original woodwork, two fireplaces, large rooms including a relaxing sitting room with energy efficient windows and fireplace. If you are contemplating village life, High Street is a dead end so there is no traffic!
\$174,900

Palatine Bridge:
 Very special 4 BR, 2 story home that has been updated and lovingly maintained for the 35 years that the current owners have lived there. Lots of paved parking and a great over sized garage with power, water, heat, and second story storage. Great location and a large parcel make this a great place to raise a family.
\$115,000



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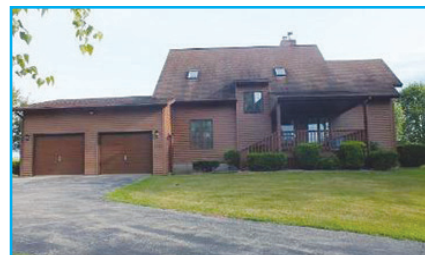


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Located in the Foothills of the Adirondack Mountains

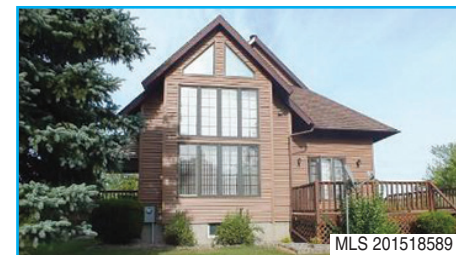


MLS 201503491

FANTASTIC VIEW (Johnstown): Spacious raised ranch on 1.7 acres just outside city. Split foyer entry, pellet/corn stove in LR, DR opens to rear deck, kitchen w/breakfast bar, master BR suite w/bath, 2 more BRs and another full bath. Attic and basement possibilities for additional space. Detached 2-car garage w/storage above **Reduced to \$199,000**



CONTEMPORARY HOME ON 2.1 ACRES (Town of Palatine): Beautifully maintained, view of valley and many extras! Living room w/pellet stove, dining area, great kitchen and extra room (BR or den) down, 2 BRs up. Full baths up and down. Attached 2-car garage **Asking \$182,500**



MLS 201518589



MLS 201517469

ROOMY RANCH WITH POOL (Mayfield): Living room, formal dining area, kitchen, 3 BRs and 2 full baths, all on one floor! Lower-level family room w/fireplace. In-ground pool, attached garage **Asking \$149,900**



LOVELY DUTCH COLONIAL (Gloversville): Living room, dining room, equipped kitchen, half-bath and den down, three bedrooms and full bath up. Finished rec room in basement, attached one-car garage. Within walking distance of elementary school **Asking \$95,000**



MLS pending



SALE PENDING

MLS 201505078

DARLING RANCH HOME (Gloversville): LR, DR opens to large rear deck, kitchen, 3 BRs. Freshly painted interior, new bathroom. Attached one-car garage, large backyard **Reduced to \$89,900**



SALE PENDING

MLS 201513125

BEAUTIFUL COLONIAL (Johnstown): Hardwood floors, gorgeous natural woodwork, pocket doors, inlaid staircase, designer lead-glass windows, antique fireplace, window seats & many more unique features. Four bedrooms, two full baths. **Reduced to \$75,000**



SOLD

MLS 201506261

GRAND OLD COLONIAL (Gloversville): Hardwood floors, natural woodwork, 2 corner fireplaces. LR, DR, kitchen, den, half-bath down; 4 BRs, full bath up. Detached garage. **\$69,900**



MLS 201506700

GENEROUS ROOMS (Gloversville): LR, DR, working kitchen and laundry/mud room down, 3BRs, family room and full bath up. Fenced yard, carport. Nothing to do but move in **\$67,000**



MLS 201518177

SIDE HALL COLONIAL (Gloversville): Hardwood floors, open staircase. LR, DR, kitchen and den down, 4 BRs and one full bath up. 2-car detached garage (needs some work). **Asking \$35,000**

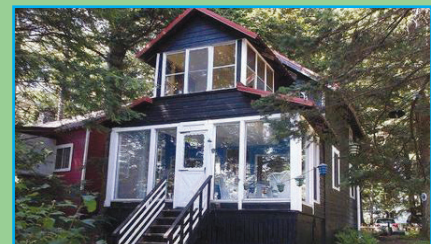
CAROGA LAKE PROPERTIES



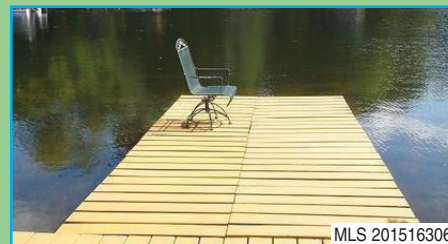
SOLD

MLS 201505006

COMPLETELY RENOVATED LAKEFRONT HOME (East Caroga Lake) Terrific view! Open LR/DR/Kitchen, 4 BRs, 2.5 baths, fully furnished. Deck, dock in deep water area, 2-car garage at road. Includes lot across road w/large storage shed. **REDUCED TO \$425,000**



CUTE 3-BEDROOM COTTAGE (East Caroga Lake): Located on cul-de-sac w/lake frontage within small cove. Living room, dining area and kitchen down, 3 BRs and 3/4 bath up. Enclosed porches up and down. Outside fireplace, natural gardens **Reduced to \$195,000**



MLS 201516306

LAND:

Town of Charleston:	
6.8 acres	REDUCED TO \$17,000
Town of Ephratah:	
12.5 acres	\$39,000
Town of Johnstown:	
5.3 acres	\$25,000
38.9 acres	\$45,000
79.9 acres	\$65,000

COMMERCIAL:
Town of Caroga:
 Highly visible 4 acre lot. **Call for details**



MLS 201507213

ADORABLE YEAR-ROUND RANCH (East Caroga Lake): Fireplaced LR, retro style kitchen, 2BRs, 1 full bath. Shared water rights just down the road. Beautiful lot, large pole barn . **\$91,000**



MLS 201422015

GINGERBREAD COTTAGE (Caroga Lake): Bring your family and fall in love with this mostly new cottage! Large front and rear decks, new piers, roofing, siding and more. Adorable interior w/LR, kitchen, 2BRs and 1 full bath. 2-free-standing propane heaters. **Asking \$79,900**



MLS 201517954

YEAR-ROUND COTTAGE W/LAKE RIGHTS (West Caroga Lake): Open living space and bath down, 4 bedrooms up. Large back deck, storage shed **Asking \$67,900**

TWO-FAMILY



NICE 3 OR 4 BEDROOM FLATS (Gloversville): Move-in condition down, upper needs some work. Enclosed porches, nice backyard, off-street parking **Reduced to \$44,900**