



MLS#: **201918046** Status: **Active** List Price: **\$214,900**  
 Address: **40 WILLOW LA** 12140 Map: **98eq106**  
 Cty/Tn(Taxing): **Poestenkill** Village: Total BR: **3** Total Rm: **7** Style:  
 City/Town (Mail Address) **Poestenkill** Total Bth: **1.1** Model:  
 County: **Rensselaer** Locale:  
 School District: **Averill Park** Projected School:

ROOM	B	1	2	3	FRP	Basement:	<b>Slab</b>	Roof:	<b>Asphalt Shingle</b>
Living Room:						Attic:	<b>Full, Pull-Down</b>	Exterior:	<b>Aluminum, Vinyl</b>
Dining Room:	FDR				<b>_ Gas</b>	Laundry:	<b>Room, Basement</b>	Off St Parking:	Year Built
Kitchen:					...	Garage:	<b>2 Attached</b>	Condition:	<b>Excellent</b>
Family Room:					<b>_ Gas</b>	Amenities:	<b>Ceramic Tile, Skylight, Sliding Glass Door, Wood Floors</b>		<b>1968</b>
Bedroom:					...	Interior Features:	<b>Cable Hook-Up, Garage Door Opener, Fireplace-Propane, Skylight</b>	Handicap:	<b>No</b>
								Fireplaces:	<b>2</b>
Full Bath:	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		Exterior Features:	<b>Porch/Screened, Shed</b>	Woodstoves:	
Partial Bath:	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>				Acres:	<b>0.410</b>
								Survey:	
Kitchen Type:	<b>Eat In</b>					Appliances:	<b>Range w/Oven, Refrigerator, Dishwasher, Washer &amp; Dryer</b>	Above Gr SqFt:	<b>2400</b>
						Access. Features:		Desc:	<b>Estimated</b>
						Lot:		Below GR SqFt:	
						Description:	<b>Level, Treed/Wooded, Privacy</b>		

**Direct** From Troy, Route 66 (Pawling Ave) East, bear L at Emma Willard School onto Spring Ave., go 4 miles, continue straight on Route 355 for 3/4 mi., turn L on Garfield Rd, 1st L on John St., R on Willow.

**Pub Rem** When it comes to beauty, it's what's on the inside that counts and this home is BEAUTIFUL INSIDE!! This well-maintained one-owner home features a large family room, 2 FP's, hard-surface counters, hardwood floors, central air, 2 screened porches, public water, & large, private backyard offering beautiful views of the surrounding countryside. \*Taxes DO NOT reflect STAR credit.

UTILITIES		ANNUAL TAXES		OFFERING TERMS	
Heat System:	<b>Hot Air</b>	General:	<b>\$2,300 A</b>	HOA:	<b>No</b>
Heat Fuel:	<b>Oil</b>	School:	<b>\$3,971 A</b>	Assum Mtg:	
Fuel Costs:		Village:	\$	HOA Fee:	<b>\$</b>
Cooling:	<b>Central Air</b>	Total:	<b>\$6,271 A</b>	HOA Period:	
Water:	<b>Public</b>	Spec Assess:	\$	HOA Incl:	
	Sewer: <b>Septic</b>			Balance:	<b>\$</b>
				Rate:	

Unbranded Virtual Tour:

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