



MLS#:	<b>201927598</b>	Status:	<b>Active</b>	List Price:	<b>\$239,900</b>
Address:	<b>61 ROCKERY TER</b>		<b>12196</b>	Total BR:	<b>3</b>
Cty/Tn(Taxing):	<b>Sand Lake</b>			Total Rm:	<b>7</b>
City/Town (Mail Address)	<b>West Sand Lake</b>			Total Bth:	<b>2.0</b>
County:	<b>Rensselaer</b>	Locale:		Map:	
School District:	<b>Averill Park</b>			Style:	
				Model:	

ROOM	B 1 2 3	FRP	Basement:	<b>Full</b>	Roof:	<b>Asphalt Shingle</b>
Living Room:		<b>Wood Fire</b>	Attic:	<b>Full, Pull-Down</b>	Exterior:	<b>Aluminum, Vinyl</b>
Dining Room:	FDR		Laundry:	<b>Closet, 1st Floor</b>	Off St Parking:	<b>4</b> Year Built <b>1944</b>
Kitchen:			Garage:	<b>1 Attached</b>	Condition:	<b>Very Good</b>
Family Room:			Amenities:	<b>Sliding Glass Door, Wood Floors</b>		
Bedroom:					Handicap:	<b>No</b>
			Interior Features:	<b>Paddle Fan, High Speed Internet Acc, Ceiling-Vaulted, Fireplace-Wood, Skylight</b>	Fireplaces:	<b>1</b>
Full Bath:					Woodstoves:	
Partial Bath:			Exterior Features:	<b>Deck, Shed, Deck-Pressure Treated, Drive-Paved, Storm Door(s)</b>	Acres:	<b>0.550</b>
Kitchen Type:	<b>Working Only</b>		Appliances:	<b>Range w/Oven, Refrigerator, Dishwasher, Washer &amp; Dryer</b>	Survey:	
			Access. Features:		Above Gr SqFt:	<b>2134</b>
			Lot:	<b>100' x 250'</b>	Desc:	<b>Estimated</b>
			Description:	<b>Treed/Wooded, Privacy</b>	Below GR SqFt:	

**Direct Pub Rem** From Albany, take I-90E to exit 8 to NY 43E, go approx. 5 mi., L on NY 150N, go approx. 1/4 mi., L on Longview Ave., L on Rockery Terr., 2nd house on R. Charming cape on 1/2 acre treed lot offering private back yard and 16' x 32' in-ground pool (new liner, vacuum system, pump, filter & safety cover within last 3 years). New roof & seamless gutters 2013. Features include hardwood floors, FP, large family room addition w/ vaulted ceiling & skylights, 1st floor laundry, central air & more! Fantastic residential neighborhood setting located just 15 min. East of Albany. Natural gas at street.

**UTILITIES**

Heat System: **Hot Air**  
 Heat Fuel: **Oil**  
 Fuel Costs:  
 Cooling: **Central Air**  
 Water: **Drilled Well**    Sewer: **Public**

**ANNUAL TAXES**

General: **\$2,381 A**  
 School: **\$3,961 W**  
 Village: \$  
 Total: **\$6,351 W**  
 Spec Assess: \$

**OFFERING TERMS**

HOA: **No**  
 HOA Fee: \$  
 HOA Period:  
 HOA Incl:  
 Assum Mtg:  
 Balance: \$  
 Rate:

Unbranded Virtual Tour:

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