



MLS#: **2010734** Status: **12018** List Price: **\$279,900**  
 Address: **28 OLMSTEAD LN** Total BR: **4**  
 Cty/Tn(Taxing): **Sand Lake** Total Rm: **9** Style:  
 City/Town (Mail Address): **Averill Park** Total Bth: **2.0** Model:  
 County: **Rensselaer** Locale:  
 School District: **Averill Park**

ROOM: B 1 2 3 FRP Basement: **Full, Exterior Entry, Full, Hatch, Eaves** Roof: **Asphalt Shingle**  
 Living Room: Attic: **Full, Hatch, Eaves** Exterior: **Vinyl**  
 Dining Room: NO Laundry: **Bathroom, 1st Floor** Off St Parking: **4** Year Built: **1810**  
 Kitchen: Garage: **Attached** Condition: **Very Good**  
 Family Room: Amenities:  
 Bedroom: Interior Features: **Paddle Fan, Sump Pump, High Speed Internet Acc** Handicap: **No**  
 Full Bath: Fireplaces:  
 Partial Bath: Exterior Features: **Barn, Deck** Woodstoves:  
 Kitchen Type: **Eat In** Appliances: **Range w/Oven, Refrigerator, Dishwasher, Washer & Dryer** Acres: **5.910**  
 Access. Features: Survey: **Yes**  
 Lot: **5.91 acres**  
 Description: **Dead End, Level, Treed/Wooded, Paved, Cleared-Partial**  
 Above Gr SqFt: **2352**  
 Desc: **Estimated**  
 Below GR SqFt:

**Direct** From Albany, take I-90 East to exit 8 to NY 43 East, follow 7 miles to Averill Park, turn right onto Burden Lake Road, go 7/10 mile, turn left on Olmstead, house is on the right.  
**Pub Rem** Charming country colonial on 5.9 acres offering privacy and 24' x 30' 2-story barn w/ horse stall, water, & electricity. This unique property is located close to the Village of Averill Park on a dead-end country road. Beautifully maintained throughout. Features include updated kitchen w/ new appliances, hardwood floors, wide board pine floors, French doors, breeze way / 3-season room, newer furnace (2014), and more! You can see and hear the Wynantskill creek from your own back yard! \*Property consists of 2 tax parcels.

| UTILITIES                                       |                          | ANNUAL TAXES            |                | OFFERING TERMS |  |
|---|--------------------------|-------------------------|----------------|----------------|--|
| Heat System: <b>Radiator, Baseboard, Zoned,</b> | General: <b>\$2,66 A</b> | School: <b>\$4,21 W</b> | HOA: <b>No</b> | Assumptions:   |  |
| Heat Fuel: <b>Oil</b>                           | Village: \$              | Total: <b>\$6,88 W</b>  | HOA Fee: \$    | Balance: \$    |  |
| Fuel Costs: <b>2,600</b>                        | Spec Assess: \$          |                         | HOA Period:    | Rate:          |  |
| Cooling: <b>None</b>                            |                          |                         | HOA Incl:      |                |  |
| Water: <b>Well~Drilled</b> Sewer: <b>Septic</b> |                          |                         |                |                |  |

Unbranded Virtual Tour:

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