



MLS#: **2019234** Status: **12018** List Price: **\$279,900**  
 Address: **28 OLMSTEAD LN**  
 Cty/Tn(Taxing): **Sand Lake**  
 City/Town (Mail Address): **Averill Park**  
 County: **Rensselaer** Locale:  
 School District: **Averill Park**

Total BR: **4**  
 Total Rm: **9** Style:  
 Total Bth: **2.0** Model:

ROOM B 1 2 3 FRP Basement: **Full, Exterior Entry,** 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**  
 Full Bath: Acc  
 Partial Bath: Exterior Features: **Barn, Deck**  
 Kitchen Type: **Eat In** Appliances: **Range w/Oven, Refrigerator, Dishwasher, Washer & Dryer**  
 Access. Features: Above Gr SqFt: **2352**  
 Lot: **5.91 acres** Desc: **Estimated**  
 Description: **Dead End, Level, Treed/Wooded, Paved, Cleared-Partial**  
 Survey: **Yes**

**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, breezeway/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

Heat System: **Radiator, Baseboard, Zoned,**  
 Heat Fuel: **Oil**  
 Fuel Costs: **2,600**  
 Cooling: **None**  
 Water: **Well~Drilled** Sewer: **Septic**

## ANNUAL TAXES

General: **\$2,66 A**  
 School: **\$4,21 W**  
 Village: \$  
 Total: **\$6,88 W**  
 Spec Assess: \$

## OFFERING TERMS

HOA: **No**  
 HOA Fee: \$  
 HOA Period:  
 HOA Incl:  
 Assumptions:  
 Balance: \$  
 Rate:

Unbranded Virtual Tour:

The information in this listing was gathered from third party sources including the seller and public records. GMLS and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. © 2020 Global Multiple Listing Service, Inc.