



MLS#: 2020322...	Status: .	List Price: \$389,500
Address: 268 SHEER RD	12018	Total BR: 3
Cty/Tn(Taxing): Sand Lake		Total Rm: 1 Style:
City/Town (Mail Address) Averill Park		Total Bth: 2.0 Model:
County: Rensselaer	Locale: 2912	
School District: Averill Park		

ROOM	B 1 2 3	FRP	Basement:	Exterior Entry, Walk Out	Roof:	Asphalt Shingle, Rubber
Living Room:		Wood	Attic:		Exterior:	Cedar, Stone
Dining Room: C...		Five	Laundry:	1st Floor	Off St Parking:	6 Year Built 1991
Kitchen:			Garage:	2 Under Residence,	Condition:	Superior
Family Room:			Amenities:	Atrium Door, French Door		Handicap: No
Bedroom:						Fireplaces:
			Interior Features:	Cable Hook-Up, Paddle Fan, High Speed Internet Acc, Gran/Solid Surf Counters, Ceiling-Cathedral, Ceramic Tile Bath, Skylight, W/D Connections		Woodstoves:
Full Bath:			Exterior Features:	Lighting, Shed, Deck-Pressure Treated, Drive-Stone		Acres: 1.340
Partial Bath:			Appliances:	Range w/Oven, Refrigerator, Dishwasher, Microwave, Washer & Dryer, Ice Maker		Survey:
Kitchen Type: Eat In			Access. Features:			Above Gr SqFt: 2951
			Lot:	1.34 acre		Desc: Actual
			Description:	Cul-de-sac, Treed/Wooded, Privacy, Landscaped		Below GR SqFt:

Direct Route 150 Sand Lake (Left) on Sheer Road approx 1 mile on Left look for sign
Pub Rem Property sets on 1.34 acres very private . Custom 2900 sq ft of beautiful home open floor plan. Home is in Excellent shape many update: New Roof,Front door,Garage Doors, SS Appliances remodeled Bathrooms must see. Agents please follow all COVID-19 guidelines

UTILITIES

Heat System: **H/W-Baseboard**
 Heat Fuel: **Oil, Wood**
 Fuel Costs:
 Cooling: **Central Air**
 Water: **Well~Drilled** Sewer: **Septic**

ANNUAL TAXES

General:
 School: **\$5,20 A**
 Village: \$
 Total: **\$2,85 A**
 Spec Assess: \$

OFFERING TERMS

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

Unbranded Virtual Tour:

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