

**Property Type 1F - Single Family Buyer's Public Report**



MLS#:	<b>201829406</b>	Status:		List Price:	<b>\$120,000</b>
Address:	<b>70 MILLERS CORNERS RD</b>		<b>12018</b>	Map:	<b>126ep120</b>
City/Tn(Taxing):	<b>Nassau</b>	Village:		Total BR:	<b>3</b>
City/Town (Mail Address)	<b>Averill Park</b>			Total Rm:	<b>8</b>
County:	<b>Rensselaer</b>	Locale:		Total Bth:	<b>2.0</b>
School District:	<b>Averill Park</b>	Projected School:		Style:	<b>2 Story</b>
				Model:	

ROOM	B	1	2	3	FRP	Basement:	<b>Full</b>	Roof:	<b>Asphalt Shingle, Other</b>
Living Room:		<b>1</b>				Attic:	<b>Other</b>	Exterior:	<b>Vinyl</b>
Dining Room:	FDR	<b>1</b>			<b>Gas</b>	Laundry:	<b>None</b>	Off St Parking:	
Kitchen:		<b>1</b>				Garage:	<b>0</b>	Condition:	<b>Good</b>
Family Room:			<b>1</b>			Amenities:	<b>Built-In Cabinets, Walk-In Closet, Wood Floors</b>	Age:	<b>191</b>
Bedroom:		<b>1</b>	<b>2</b>					Age Desc:	<b>Estimated</b>
office/den		<b>1</b>				Interior Features:	<b>Paddle Fan, Water Softener</b>	Handicap:	<b>No</b>
								Fireplaces:	
Full Bath:		<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	Exterior Features:	<b>Deck, Fenced Yard, Porch/Enclosed</b>	Woodstoves:	<b>1</b>
Partial Bath:		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>			Acres:	<b>3.270</b>
						Appliances:		Survey:	<b>Yes</b>
Kitchen Type:		<b>Working Only</b>				Access. Features:		Above Gr SqFt:	<b>2116</b>
						Lot:		Desc:	<b>Estimated</b>
						Description:	<b>Treed/Wooded, Privacy, Creek/Brook, Sloped, Cleared, Pasture, Rocky</b>	Below GR SqFt:	

Remarks: **Contractors take notice!! Lots of possibilities. With some upgrades, you can turn this home into a "must buy" property. Country setting located minutes to Burden Lake. Plenty of space for outdoor activities. EZ commute to Albany. \*Oil boiler is not operational and needs to be replaced. Property Being sold in "as is" condition. Ideal candidate for a 203k rehab loan.**

Directions: **From Alb., take I-90 E to exit 8 to NY 43 E, cross over RT 4, take 1st R onto county Rt 55 (Best Rd), follow to Millers Corners Rd, house is on L.**

UTILITIES		ANNUAL TAXES		OFFERING TERMS	
Heat System:	<b>Hot Water, Stove, Outdoor</b>	General:	<b>\$ 1,781 A</b>	HOA:	<b>No</b>
Heat Fuel:	<b>Oil, Liquid Propane, Wood</b>	School:	<b>\$ 2,277 W</b>	HOA Fee:	<b>\$</b>
Fuel Costs:		Village:	<b>\$</b>	HOA Period:	
Cooling:	<b>None</b>	Total:	<b>\$ 4,058 W</b>	HOA Incl:	
Water:	<b>Well Except Dug, Sewer: Septic Dug Well</b>	Spec Assess:	<b>\$</b>	Assum Mtg:	
				Balance:	<b>\$</b>
				Rate:	

Unbranded Virtual Tour:

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