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|--------------------------|---------------------|---------|-----------------------|-------------|-------------------|
| MLS#: | 202111193 | Status: | Back On Market | List Price: | \$189,900 |
| Address: | 12 DELMA LA | | 12018 | Total BR: | 3 |
| Cty/Tn(Taxing): | Sand Lake | | | Total Rm: | 7 Style: |
| City/Town (Mail Address) | Averill Park | | | Total Bth: | 1.1 Model: |
| County: | Rensselaer | Locale: | | | |
| School District: | Averill Park | | | | |

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|---------------|---------------|-------------|--------------------|-------------------------------------------------------------------|-----------------|---------------------------------|
| ROOM | B 1 2 3 | FRP | Basement: | Full, Bilco Doors | Roof: | Asphalt Shingle |
| Living Room: | | Wood | Attic: | Pull-Down, Hatch, Storage | Exterior: | Aluminum, Tex 111 |
| Dining Room: | NO | | Laundry: | Room, Basement | Off St Parking: | 6 Year Built 1971 |
| Kitchen: | | | Garage: | 3 Detached, 2nd Fl | Condition: | Very Good |
| Family Room: | | | Amenities: | Storage, Heated, Open | | |
| Bedroom: | | | | Atrium Door | | |
| | | Wood | Interior Features: | Paddle Fan, High Speed Internet Acc | Handicap: | No |
| Full Bath: | | | Exterior Features: | Deck, Shed, Drive-Circular | Fireplaces: | 1 |
| Partial Bath: | | | | | Woodstoves: | 1 |
| Kitchen Type: | Eat In | | Appliances: | Range w/Oven, Refrigerator, Dishwasher, Washer & Dryer | Acres: | 1.480 |
| | | | Access. Features: | | Survey: | |
| | | | Lot: | 281'x260'x262'x235' | Above Gr SqFt: | 2378 |
| | | | Description: | Corner, Treed/Wooded, Privacy, Road Frontage | Desc: | Estimated |
| | | | | | Below GR SqFt: | |

Direct From Alb, take I-90E to exit 8 to NY 43E, cross Rte. 4, continue on NY 43E 5 mi, turn R on Springer Rd, go 1.5 mi, continue straight on Thais Rd 1/2 mi, turn R on Delma Ln

Pub Rem Contractors take notice! Perfect flip house. 2,300+ sq. ft. ranch on private 1/2 acre lot w/ 3 car detached garage, located within walking distance to Pond Hollow Estates. Loft over garage is heated and has a sauna room. In-ground pool was in use this past summer and has a newer liner, pump, and filter. House offers a recreation/game room with coal/wood burning stove, large family room, living room w/ fireplace, and hardwood floors. Property is being sold in "as is" condition. Cash offers only.

| UTILITIES | | ANNUAL TAXES | | OFFERING TERMS | |
|--------------|---------------------------------------------|--------------|-----------------|----------------|-----------|
| Heat System: | Baseboard, Stove, Zoned | General: | \$2,38 A | HOA: | No |
| Heat Fuel: | Electricity, Wood, Other~See Remarks | School: | \$3,24 W | HOA Fee: | \$ |
| Fuel Costs: | | Village: | \$ | HOA Period: | |
| Cooling: | None | Total: | \$5,62 W | HOA Incl: | |
| Water: | Well~Drilled | Spec Assess: | \$ | Assum Mtg: | |
| Sewer: | Septic | | | Balance: | \$ |
| | | | | Rate: | |

Unbranded Virtual Tour:

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