



MLS#:	201831668	Status:	.	List Price:	\$189,900
Address:	79 WILDWOOD HEIGHTS		12196	Map:	112em112
Cty/Tn(Taxing):	Sand Lake	Village:		Total BR:	4
City/Town (Mail Address)	West Sand Lake			Total Rm:	8
County:	Rensselaer	Locale:		Total Bth:	2.1
School District:	Averill Park	Projected School:		Style:	Raised Ranch
				Model:	

ROOM	B	1	2	3	FRP	Basement:	Slab	Roof:	Asphalt Shingle
Living Room:		1				Attic:	Full, Hatch	Exterior:	Brick, Vinyl
Dining Room:	FDR	1				Laundry:	Room, 1st Floor	Off St Parking:	Age: 31
Kitchen:		1				Garage:	2	Condition:	Good
Family Room:		1	1		Fire place	Amenities:	Vaulted Ceiling, Atrium Door, Sliding Glass Door, French Door		Age Desc: Estimated
Bedroom:		1	3						Handicap: No
						Interior Features:	Garage Door Opener, Paddle Fan, Water Softener, High Speed Internet Acc		Fireplaces: 1
Full Bath:		0	0	2	0	Exterior Features:	Deck		Woodstoves:
Partial Bath:		0	1	0	0				Acres: 0.820
									Survey:
Kitchen Type:		Eat In				Appliances:	Range w /Oven, Refrigerator, Dishwasher, Cook-top, Single Wall Oven, Microwave		Above Gr SqFt: 2403
						Access. Features:			Desc: Estimated
						Lot:			Below GR SqFt:
						Description:	Level, Treed/Wooded, Privacy, Landscaped		

Remarks: **A little paint and some new carpet will go along way towards making this house a home! This spacious ranch is situated on a beautiful, private .82 acre treed lot in a prime residential neighborhood located just 15 minutes East of Albany. It features a newer family room/sun room addition and it's priced to sell, so don't delay. Call today for appointment! *NO SHOWINGS UNTIL 10/22.**

Directions: **From Alb., take i-90 E to exit 8 to NY 43 E, go approx. 5 mi., R on NY 150 S, go 1/2 mi., L on Wildwood Heights to top of hill, house on L**

UTILITIES		ANNUAL TAXES		OFFERING TERMS	
Heat System:	Hot Water, Baseboard, Zoned	General:	\$ 2,636 A	HOA:	No
Heat Fuel:	Electricity, Natural Gas	School:	\$ 4,240 W	HOA Fee:	\$
Fuel Costs:		Village:	\$	HOA Period:	
Cooling:	Wall A/C Unit	Total:	\$ 6,876 W	HOA Incl:	
Water:	Drilled Well	Spec Assess:	\$	Assum Mtg:	
Sewer:	Public			Balance:	\$
				Rate:	

Unbranded Virtual Tour:

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