



Rooms Total: 6
Bedrooms Total: 3
Bathrooms Total: 3
Bathrooms Full: 2
Bathrooms Half: 1
Bath Levels: Full Bath 1: 2nd; Full Bath 2: 2nd; Half Bath 1: 1st
Year Built: 1994
Above Grade Finished Area: 2,240
Above Grade Finished Area Source: Public Records
Below Grade Finished Area: 0
Enhanced Accessible Y/N: No
Fireplaces Total: 1
Garage Spaces: 2

Living Area: 2,240
Total Finished Area: 2,240
Lot Size Acres: 1.39
Main Road Frontage: 217
Parking Y/N: Yes
Property Sub Type: Single Family Residence
Waterfront Y/N: No

Public Remarks: Prime location in Pond Hollow Estates subdivision! Beautiful 3 BR, 2.5 BA cedar sided colonial on a private 1.3-acre treed lot with perennial gardens, deck & fire pit. Features include a finished bonus room, hardwood floors, fireplace, updated kitchen with granite countertops, central air, solid wood panel interior doors, large primary BR with en-suite, stand-by generator, deck, and more! This one won't last long, so don't delay, call today for appointment!

Interior & Exterior Features	Room Details	Construction & Utilities																																																												
Interior Features: High Speed Internet; Paddle Fan; Radon System; Solid Surface Counters; Walk-In Closet(s) Exterior Features: Drive-Paved Appliances: Dishwasher; Electric Water Heater; Gas Oven; Microwave; Refrigerator; Solar Water Heater Door Features: Atrium Door Fireplace Features: Insert; Wood Burning Lot Features: Corner Lot; Garden; Landscaped; Level; Private; Road Frontage; Sloped; Wooded Other Equipment: Fuel Tank(s) Other Structures: Shed(s) Parking Features: Parking Total: 6; Attached; Driveway; Garage; Garage Door Opener; Paved Special Listing Conditions: Standard Window Features: Bay Window(s); Blinds; Screens	<table border="1"> <thead> <tr> <th>Room Name</th> <th>Length</th> <th>Width</th> <th>Level</th> <th>Remarks</th> </tr> </thead> <tbody> <tr><td>Living Room</td><td></td><td></td><td>First</td><td></td></tr> <tr><td>Dining Room</td><td></td><td></td><td>First</td><td></td></tr> <tr><td>Family Room</td><td></td><td></td><td>First</td><td></td></tr> <tr><td>Kitchen</td><td></td><td></td><td>First</td><td></td></tr> <tr><td>Half Bathroom</td><td></td><td></td><td>First</td><td></td></tr> <tr><td>Primary Bedroom</td><td></td><td></td><td>Second</td><td></td></tr> <tr><td>Bedroom</td><td></td><td></td><td>Second</td><td></td></tr> <tr><td>Bedroom</td><td></td><td></td><td>Second</td><td></td></tr> <tr><td>Other</td><td></td><td></td><td>Second</td><td>Finished Bonus room</td></tr> <tr><td>Primary Bathroom</td><td></td><td></td><td>Second</td><td></td></tr> <tr><td>Full Bathroom</td><td></td><td></td><td>Second</td><td></td></tr> </tbody> </table> Attic Features: Hatch Basement: Bilco Doors; Full Dining Room Type: Formal Dining Room Kitchen Features: Breakfast Room Laundry Features: In Basement Patio And Porch Features: Deck	Room Name	Length	Width	Level	Remarks	Living Room			First		Dining Room			First		Family Room			First		Kitchen			First		Half Bathroom			First		Primary Bedroom			Second		Bedroom			Second		Bedroom			Second		Other			Second	Finished Bonus room	Primary Bathroom			Second		Full Bathroom			Second		Construction Materials: Cedar Architectural Style: Colonial Heating: Forced Air; Oil Cooling: Central Air Electric: 200+ Amp Service; Generator; Underground Foundation Details: Concrete Perimeter Flooring: Carpet; Hardwood; Laminate Roof: Asphalt; Shingle Sewer: Septic Tank Utilities: Underground Utilities Water Source: Drilled Well
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Listing & Contract Info	Schools and Associations	Location Data																																																												
Financial Details: General Taxes: 3,362; General Taxes Description: Actual; School Taxes: 5,590; School Taxes Description: With Exemptions List Price/SqFt: \$196.38 New Construction Y/N: No	Association Y/N: No High School: Averill Park School District: Averill Park	Parcel Number: 384000 158.-2-2.42 County: Rensselaer City/Municipality: Sand Lake Geo Lat: 42.626775 Geo Lon: -73.582915 Tax Annual Amount: \$8,952 Tax Block: 2 Tax Lot: 2.042 Tax Section: 158.00 Total Taxes Description: With Exemptions																																																												

Sale Info

Directions: From Albany, take I-90 East to exit 8, at 2nd light cross Route 4 & continue straight on NY-43 / W Sand Lake Rd., go 4.8 mi., turn right onto NY-150 South, go 0.9 mi., turn left onto Sheer Rd., go 1.2 mi., bear left onto Garner Rd., go 0.5 mi., turn left onto Pond Hollow Rd., go 0.3 mi. to #11 on the left (corner of Pond Hollow Road and Glenwood Terrace)