



MLS#: **201814504** Status: **New** Total BR: **4** List Price: **\$179,900**
 Address: **25 ORIENT AV** Fam Room: **Neither Unit** Map: **113fc115**
 City/Town (taxing entity) **Sand Lake** Village: Total Bth: **2.0**
 City/Town (Mail Address) **Averill Pa** Master Bth: Model:
 County: **Rensselaer** Locale: Projected School: Style: **Up-and-Down**
 School District: **Averill Park**

	UNIT 1				UNIT 2				Basement:	Full	Roof:	Asphalt Shingle	
ROOM	B	1	2	3	B	1	2	3	Attic:	Full, Walk-Up, Storage	Exterior:	Wood	
Living Room:		1				1			Laundry:	Basement	Off St Parking:	4	
Dining Room:		DIN	1			DIN	1		Garage:	2 Detached	Condition:	Very Good	
Kitchen:		W... Only	1			Eat In	1		Unit 1 Amenities:	Wood Floors, Wood Laminate	Age:	118	
Bedroom:		0	2	0	0	0	0	2	0	Unit 1 Appliances:	Range w/Oven, Refrigerator, Dishwasher	Age Desc:	Estimated
Other:										Unit 2 Amenities:	Wood Floors, Wood Laminates	Handicap:	No
Full Bath:		0	1	0	0	0	0	1	0	Unit 2 Appliances:	Range w/Oven, Refrigerator, Dishwasher	Fireplaces:	1
Partial Bath:		0	0	0	0	0	0	0	0	Lot Size:	175' x 120'	Woodstoves:	
Occupied:		Owner Occupied				Vacant				Description:	Corner, Level	Acres:	0.490
Monthly Rent:		\$ \$1,000				\$ \$800				Features:		Survey:	
Rent Desc:		Estimated				Estimated						Above Gr SqFt:	2300
											Desc:	Estimated	
											Below GR SqFt:	1,150	

Remarks: **Walking distance to the village! Spacious 2 family on residential side street with public sewer. Each unit features an updated kitchen with new range and dishwasher, freshly painted interior and separate utilities. There's also a new roof, newer 1st floor boiler, a large wrap-around porch, an enclosed 3-season porch, side deck and large side yard. Don't delay, call today for appointment!**

Directions: **From Albany, take I-90 East to exit 8 to NY 43 East. Go approx. 8 miles to the village of Averill Park, turn right on Orient Ave., house is on left on corner of House Street.**

UTILITIES			ANNUAL TAXES			OFFERING TERMS		
Heat System:	Hot Water, Radiator		General:	\$ 1,752 A		Assum Mtg:		
Heat Fuel:	Oil		School:	\$ 2,563 A		Balance:	\$	
Fuel Costs:			Village:	\$		Rate:		
Cooling:			Total:	\$ 4,315 A				
Water:	Well Except	Sewer: Public	Spec Assess:	\$				
Separate Util:	Dig Electric, Heat, Water Heater							