



MLS#:	2020334...	Status:	.	List Price:	\$279,900
Address:	28 OLMSTEAD LA		12018	Total BR:	4
Cty/Tn(Taxing):	Sand Lake			Total Rm:	9 Style:
City/Town (Mail Address)	Averill Park			Total Bth:	2.0 Model:
County:	Rensselaer	Locale:			
School District:	Averill Park				

ROOM	B 1 2 3 FRP	Basement:	Full, Exterior Entry,	Roof:	Asphalt Shingle
Living Room:		Attic:	Full, Hatch, Eaves	Exterior:	Vinyl
Dining Room: NO		Laundry:	Bathroom, 1st Floor	Off St Parking:	4 Year Built 1810
Kitchen:		Garage:	2 Attached	Condition:	Very Good
Family Room:		Amenities:			
Bedroom:				Handicap:	No
		Interior Features:	Paddle Fan, Sump Pump, High Speed Internet Acc	Fireplaces:	
Full Bath:				Woodstoves:	
Partial Bath:		Exterior Features:	Barn, Deck	Acres:	5.910
				Survey:	Yes
Kitchen Type:	Eat In	Appliances:	Range w/Oven, Refrigerator, Dishwasher, Washer & Dryer	Above Gr SqFt:	2352
		Access. Features:		Desc:	Estimated
		Lot:	5.91 acres	Below GR SqFt:	
		Description:	Dead End, Level, Treed/Wooded, Privacy, Cleared-Partial		

Direct From Albany, take I-90 East to exit 8 to NY 43 East, follow 7 miles to Averill Park, turn right onto Burden Lake Road, go 7/10 mile, turn left on Olmstead, house is on the right.

Pub Rem Charming country colonial on 5.9 acres offering privacy and 24' x 30' 2-story barn w/ horse stall, water, & electricity. This unique property is located close to the Village of Averill Park on a dead-end country road. Beautifully maintained throughout. Features include updated kitchen w/ new appliances, hardwood floors, wide board pine floors, French doors, breezeway/3-season room, newer furnace (2014), and more! You can see and hear the Wynantskill creek from your own back yard! *Property consists of 2 tax parcels.

UTILITIES

Heat System: **Radiator, Baseboard, Zoned,**
 Heat Fuel: **Oil**
 Fuel Costs: **2,600**
 Cooling: **None**
 Water: **Well~Drilled** Sewer: **Septic**

ANNUAL TAXES

General: **\$2,66 A**
 School: **\$4,21 W**
 Village: \$
 Total: **\$6,88 W**
 Spec Assess: \$

OFFERING TERMS

HOA: **No** Assum Mtg:
 HOA Fee: \$ Balance: \$
 HOA Period: Rate:
 HOA Incl:

Unbranded Virtual Tour:

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