



Rooms Total: 5
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: 1989
Above Grade Finished Area: 1,664
Below Grade Finished Area: 0
Enhanced Accessible Y/N: No
Garage Spaces: 2

Green Features Y/N: No
Living Area: 1,664
Lot Size Acres: 1.25
Main Road Frontage: 248
Parking Y/N: Yes
Property Sub Type: Single Family Residence
Survey Y/N: Yes
Waterfront Y/N: No

Public Remarks: Meticulous one-owner custom contemporary on private 1.25-acre treed lot in beautiful Pond Hollow Estates subdivision. Features include cathedral ceilings, ceiling fan w/ remote, skylights/large windows to allow the sunshine to stream in, hardwood floors, hard surface countertops, jet tub, sauna, new step-in shower, new Buderus boiler and water heater, wrap-around deck, oversized 2 car garage and more! Don't delay, make an appointment today!!

Interior & Exterior Features	Room Details	Construction & Utilities																																													
Interior Features: Cathedral Ceiling(s); Ceramic Tile Bath; High Speed Internet; Jet Tub; Paddle Fan; Radon System; Sauna; Solid Surface Counters; Walk-In Closet(s) Exterior Features: None Appliances: Dishwasher; Electric Oven; Microwave; Range; Refrigerator Door Features: Sliding Doors Lot Features: Landscaped; Level; Private; Wooded Other Equipment: Fuel Tank(s) Parking Features: Parking Total: 4; Attached; Driveway; Garage; Garage Door Opener Special Listing Conditions: Standard Window Features: Screens; Skylight(s)	<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>Kitchen</td> <td></td> <td></td> <td>First</td> <td></td> </tr> <tr> <td>Bedroom</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>Bedroom</td> <td></td> <td></td> <td>Second</td> <td></td> </tr> <tr> <td>Primary Bedroom</td> <td></td> <td></td> <td>Second</td> <td></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: Full Dining Room Type: Combined DR/LR; Dining Area Laundry Features: In Basement Patio And Porch Features: Covered; Deck; Front Porch; Wrap Around	Room Name	Length	Width	Level	Remarks	Living Room			First		Kitchen			First		Bedroom			First		Half Bathroom			First		Bedroom			Second		Primary Bedroom			Second		Primary Bathroom			Second		Full Bathroom			Second		Construction Materials: Cedar Architectural Style: Contemporary Heating: Baseboard; Hot Water; Oil; Zoned Cooling: Wall Unit(s) Electric: 200+ Amp Service; Underground Foundation Details: Concrete Perimeter Flooring: Carpet; Ceramic Tile; Hardwood Roof: Asphalt; Shingle Sewer: Septic Tank Utilities: Cable Connected; Underground Utilities Water Source: Drilled Well
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Listing & Contract Info	Schools and Associations	Location Data																																													
Days On Market: 3 Financial Details: General Taxes: 2,951; General Taxes Description: Actual; School Taxes: 5,735; School Taxes Description: Actual List Price/SqFt: \$216.29 Listing Contract Date: 06/21/2023 Under Contract Date: New Construction Y/N: No Original List Price: \$359,900 Current Price: \$359,900	Association Y/N: No High School: Averill Park School District: Averill Park	Parcel Number: 384000 158.-2-2.10 County: Rensselaer City/Municipality: Sand Lake Geo Lat: 42.625041 Geo Lon: -73.582686 Tax Annual Amount: \$8,686 Tax Block: 2 Tax Lot: 2.010 Tax Section: 158.00 Tax Section See Remarks: No Total Taxes Description: Actual																																													

Sale Info

Directions: From Albany, take I-90 East to exit 8 to NY-43 / W Sand Lake Rd., go 4.5 miles, turn right onto NY-150 / NY Highway 150, go 0.9 miles, turn left onto Sheer Rd / County Hwy-52, go 1.2 miles, bear left onto Garner Rd, go 0.5 miles, turn left onto Pond Hollow Rd., house is on the left.