



MLS#: **2020331...** Status: **.** List Price: **\$74,900**  
 Address: **3106 NY 43** **12018**  
 City/Tn(Taxing): **Sand Lake** Total BR: **2**  
 City/Town (Mail Address) **Averill Park** Total Rm: **5** Style:  
 County: **Rensselaer** Locale: Total Bth: **1.0** Model:  
 School District: **Averill Park**

ROOM	B 1 2 3 FRP	Basement:	<b>Crawl Space</b>	Roof:	<b>Asbestos Shingle</b>
Living Room:		Attic:	<b>Full, Hatch, Floored</b>	Exterior:	<b>Wood</b>
Dining Room:	FDR	Laundry:	<b>Room, 1st Floor</b>	Off St Parking:	<b>4</b> Year Built <b>1951</b>
Kitchen:		Garage:	<b>1 Detached</b>	Condition:	<b>Good</b>
Family Room:		Amenities:			
Bedroom:		Interior Features:		Handicap:	<b>No</b>
				Fireplaces:	<b>1</b>
				Washer/Dryer:	<b>None</b>
				Acres:	<b>0.420</b>
Full Bath:				Survey:	
Partial Bath:		Exterior Features:			
Kitchen type:	<b>Eat In</b>	Appliances:		Above GR SqFt:	<b>0.00</b>
		Access. Features:		Desc.:	<b>Estimated</b>
		Lot:	<b>0.42 acres</b>	Below GR SqFt:	
		Description:			

**Another Home Sold  
By Bovair Real Estate**

**Direct** From Albany, take I-90 East to exit 8 to NY 43 East, go approximately 7 miles, house is on the left just past Pine Avenue.  
**Pub Rem** To settle estate. Perfect starter or retirement home. House sets way back off the road. Lots of potential. Needs TLC, some paint, and some updating, but livable. \*Property is being sold "as is".

UTILITIES		ANNUAL TAXES		OFFERING TERMS	
Heat System:	<b>H/W-Baseboard</b>	General:	<b>\$739 E</b>	HOA:	<b>No</b>
Heat Fuel:	<b>Kerosene</b>	School:	<b>\$1,32 E</b>	HOA Fee:	<b>\$</b>
Fuel Costs:		Village:	<b>\$</b>	HOA Period:	
Cooling:	<b>None</b>	Total:	<b>\$2,06 E</b>	HOA Incl:	
Water:	<b>Well~Drilled</b>	Spec Assess:	<b>\$</b>	Assum Mtg:	
Sewer:	<b>Public</b>			Balance:	<b>\$</b>
				Rate:	

Unbranded Virtual Tour:  
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