



MLS#: **2020331...** Status: **.** List Price: **\$74,900**  
 Address: **3106 NY 43** **12018**  
 Cty/Tn(Taxing): **Sand Lake**  
 City/Town (Mail Address) **Averill Park**  
 County: **Rensselaer** Locale:  
 School District: **Averill Park**

ROOM B 1 2 3 FRP Basement: **Crawl Space** Roof: **Asbestos Shingle**  
 Living Room: Attic: **Full, Hatch, Floored** Exterior: **Wood**  
 Dining Room: FDR Laundry: **Room, 1st Floor** Off St Parking: **4** Year Built **1951**  
 Kitchen: Garage: **1 Detached** Condition: **Good**  
 Family Room: Amenities:  
 Bedroom: Interior Features:  
 Full Bath:  
 Kitchen type: **Eat In** Appliances:  
 Access. Features:  
 Lot: **0.42 acres**  
 Description:

**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**

Heat System: **H/W-Baseboard**  
 Heat Fuel: **Kerosene**  
 Fuel Costs:  
 Cooling: **None**  
 Water: **Well~Drilled** Sewer: **Public**

**ANNUAL TAXES**

General: **\$739 E**  
 School: **\$1,32 E**  
 Village: \$  
 Total: **\$2,06 E**  
 Spec Assess: \$

**OFFERING TERMS**

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

Unbranded Virtual Tour:

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