



MLS#:	<b>201825893</b>	Status:	<b>Price Change</b>	List Price:	<b>\$159,900</b>
Address:	<b>2779 STATE ROUTE 43</b>		<b>12018</b>	Map:	<b>113fe115</b>
Cty/Tn(Taxing):	<b>Sand Lake</b>	Village:		Total BR:	<b>2</b>
City/Town (Mail Address)	<b>Averill Park</b>			Total Rm:	<b>5</b>
County:	<b>Rensselaer</b>	Locale:		Total Bth:	<b>1.0</b>
School District:	<b>Averill Park</b>	Projected School:		Style:	<b>Colonial</b>
				Model:	

ROOM	B	1	2	3	FRP	Basement:	<b>Full</b>	Roof:	<b>Asphalt Shingle</b>
Living Room:		<b>1</b>				Attic:	<b>Full, Hatch</b>	Exterior:	<b>Aluminum</b>
Dining Room:	NO					Laundry:	<b>Area, Basement</b>	Off St Parking:	Age: <b>72</b>
Kitchen:		<b>1</b>				Garage:	<b>1 Detached</b>	Condition:	<b>Excellent</b>
Family Room:						Amenities:	<b>Ceramic Tile, French Door, Walkout Basement, Wood Floors</b>	Age Desc:	<b>Estimated</b>
Bedroom:			<b>2</b>			Interior Features:	<b>Sump Pump, High Speed Internet Acc, Gran/Solid Surf Counters</b>	Handicap:	<b>No</b>
office		<b>1</b>				Exterior Features:		Fireplaces:	
Full Bath:		<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	Access. Features:		Woodstoves:	
Partial Bath:		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	Lot:	<b>100' x 174'</b>	Acres:	<b>0.400</b>
Kitchen Type:		<b>Eat In</b>				Description:	<b>Water View</b>	Survey:	
						Appliances:	<b>Range w/Oven, Refrigerator, Dishwasher</b>	Above Gr SqFt:	<b>1248</b>
								Desc:	<b>Estimated</b>
								Below GR SqFt:	

Remarks: **Adorable starter home on large country lot offering oversized garage, new wrap-around drive, public sewer, and pretty backyard w/ pond views! Interior features include hardwood floors, beautiful woodwork, updated kitchen w/ hard-surface counters and stainless appliances, 1st floor office/den, and updated systems. A fantastic value!**

Directions: **From Alb., take I-90 E to exit 8 to NY 43 E, go approx. 10 mi., R on Ny 43 & 66 S, go 1/2 mi., house is on the R.**

UTILITIES		ANNUAL TAXES		OFFERING TERMS	
Heat System:	<b>Hot Water, Radiator</b>	General:	<b>\$ 1,620 A</b>	HOA:	<b>No</b>
Heat Fuel:	<b>Oil</b>	School:	<b>\$ 2,317 W</b>	HOA Fee:	<b>\$</b>
Fuel Costs:		Village:	<b>\$</b>	HOA Period:	
Cooling:		Total:	<b>\$ 3,937 W</b>	HOA Incl:	
Water:	<b>Drilled Well</b>	Spec Assess:	<b>\$</b>	Assum Mtg:	
Sewer:	<b>Public</b>			Balance:	<b>\$</b>
				Rate:	

Unbranded Virtual Tour:

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