



MLS#:	201822241	Status:	.	List Price:	\$549,000
Address:	92 OAK HILL RD		12018	Map:	113fe113
Cty/Tn(Taxing):	Sand Lake	Village:		Total BR:	4
City/Town (Mail Address)	Averill Park			Total Rm:	13
County:	Rensselaer	Locale:		Total Bth:	2.1
School District:	Averill Park	Projected School:		Style:	Colonial
				Model:	

ROOM	B	1	2	3	FRP	Basement:	Part	Roof:	Asphalt Shingle
Living Room:		1				Attic:		Exterior:	Wood
Dining Room:	D...	2			Fire	Laundry:	Room, 1st Floor	Off St Parking:	Age: 200
Kitchen:	FRP	1			Place	Garage:	3 Attached	Condition:	Excellent
Family Room:		1			Fire	Amenities:	Vaulted Ceiling, Bay Window, Atrium Door, Gourmet Kitchen, Whirlpool, Hot Tub, Wood Floors	Age Desc:	Estimated
Bedroom:			4		Place			Handicap:	No
		1				Interior Features:	Cable Hook-Up, Garage Door Opener, Gran/Solid Surf Counters	Fireplaces:	3
		2				Exterior Features:	Deck, Lighting, Patio, Pool/In Ground, Porch/Enclosed	Woodstoves:	
Full Bath:		0	0	2	0	Appliances:	Refrigerator, Dishwasher, Disposal, Cook-top, Double Wall Oven, Microwave, Freezer, Washer & Dryer	Acres:	68.600
Partial Bath:		0	1	0	0	Access. Features:		Survey:	
Kitchen Type:		Working Only				Lot:		Above Gr SqFt:	4373
						Description:	Treed/Wooded, Landscaped, Creek/Brook	Desc:	Estimated
								Below GR SqFt:	

Remarks: **Old world charm abounds in this circa 1800's colonial w/ oak floors, 3 FP's, crown moldings, new kitchen, new bath, new furnace, and new roof. Heated sun room/porch and spectacular great room inviting nature indoors w/ soaring 30' window! All on your own private 68 acre backyard!**

Directions: **From Albany, take exit 8 to NY 43 East, go approx 10 miles, straight on Taborton Road (County Route 42), take 1st left on Oak Hill Road, house is on R**

UTILITIES		ANNUAL TAXES		OFFERING TERMS	
Heat System:	Hot Water, Radiator	General:	\$ 5,681 E	HOA:	No
Heat Fuel:	Oil	School:	\$ 9,550 E	HOA Fee:	\$
Fuel Costs:		Village:	\$	HOA Period:	
Cooling:		Total:	\$ 15,231 E	HOA Incl:	
Water:	Well Except Dug	Spec Assess:	\$	Assum Mtg:	
Sewer:	Septic			Balance:	\$
				Rate:	

Unbranded Virtual Tour:

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