



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
Above Grade Finished Area Source: Estimated
Below Grade Finished Area: 0
Below Grade Finished Area Source: Estimated
Deed Restrictions: Unknown
Enhanced Accessible Y/N: No
Fireplaces Total: 0
Garage Spaces: 2

Green Features Y/N: No
Land Lease Y/N: No
Living Area: 1,664
Total Finished Area: 1,664
Lot Size Acres: 1.25
Lot Size Dimensions: 248x293x260x184
Main Road Frontage: 248
Parking Y/N: Yes
Property Sub Type: Single Family Residence
Survey Y/N: Yes
Waterfront Y/N: No
Zoning: Single Residence

Public Remarks: Custom contemporary home on private 1.25 acre treed lot in Pond Hollow Estates subdivision. Features: hardwood floor, cathedral ceiling, skylights, Jet tub, sauna, new step in shower, update boiler, hot water heater, new AC units, wrap around deck, very private backyard, new hot tub Large two Car garage. new washer/dryer, front door hardware, new update 1/2 bath update kitchen -All new appliances Backsplash, counter top, sink and faucet , exterior of home just painted. over 43000.00 in upgrades . A must see....

| Interior & Exterior Features | Room Details | Construction & Utilities | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---|--|--------|--------------|-------|---------|-------------|----|------|-------|--|---------|----|---|-------|--|-------------|----|----|-------|--|---------|------|------|-------|--|---------------|--|--|-------|--|-------|----|----|-------|--------------|-----------------|----|----|--------|--|---------|----|------|--------|--|---------------|--|--|--------|--|---------------|--|--|--------|--|--|
| Interior Features: Built-in Features; Cathedral Ceiling(s); High Speed Internet; Jet Tub; Paddle Fan; Radon System; Sauna; Solid Surface Counters; Stone Countertops; Walk-In Closet(s) Exterior Features: Lighting Appliances: Built-In Electric Oven; Dishwasher; Microwave; Range; Refrigerator; Washer/Dryer Lot Features: Irregular Lot; Landscaped; Road Frontage; Sloped; Wooded Listing Terms: Other Other Equipment: Fuel Tank(s) Parking Features: Parking Total: 6; Driveway; Garage; Garage Door Opener; Stone Property Condition: Updated/Remodeled Security Features: Carbon Monoxide Detector(s); Smoke Detector(s) View: Forest; Trees/Woods Window Features: 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>14</td> <td>12.5</td> <td>First</td> <td></td> </tr> <tr> <td>Kitchen</td> <td>13</td> <td>9</td> <td>First</td> <td></td> </tr> <tr> <td>Dining Room</td> <td>12</td> <td>11</td> <td>First</td> <td></td> </tr> <tr> <td>Bedroom</td> <td>16.5</td> <td>15.5</td> <td>First</td> <td></td> </tr> <tr> <td>Half Bathroom</td> <td></td> <td></td> <td>First</td> <td></td> </tr> <tr> <td>Other</td> <td>25</td> <td>22</td> <td>First</td> <td>Large Garage</td> </tr> <tr> <td>Primary Bedroom</td> <td>12</td> <td>12</td> <td>Second</td> <td></td> </tr> <tr> <td>Bedroom</td> <td>11</td> <td>13.5</td> <td>Second</td> <td></td> </tr> <tr> <td>Full 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> <p> Attic Features: Hatch; Other Basement: Full; Unfinished Dining Room Type: Combined DR/LR Kitchen Features: Modern Kitchen; Working Only Kitchen Laundry Features: In Basement Patio And Porch Features: Deck; Front Porch; Pressure Treated Deck; Wrap Around </p> | Room Name | Length | Width | Level | Remarks | Living Room | 14 | 12.5 | First | | Kitchen | 13 | 9 | First | | Dining Room | 12 | 11 | First | | Bedroom | 16.5 | 15.5 | First | | Half Bathroom | | | First | | Other | 25 | 22 | First | Large Garage | Primary Bedroom | 12 | 12 | Second | | Bedroom | 11 | 13.5 | Second | | Full Bathroom | | | Second | | Full Bathroom | | | Second | | Construction Materials: Cedar; Clapboard Architectural Style: Contemporary Levels: Two Heating: Baseboard; Ductless; Hot Water; Oil Cooling: Ductless Electric: 200+ Amp Service; Underground Foundation Details: Concrete Perimeter Flooring: Carpet; Ceramic Tile; Hardwood Roof: Asphalt Sewer: Septic Tank Utilities: Cable Connected; Underground Utilities Water Source: Drilled Well |
| Room Name | Length | Width | Level | Remarks | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Living Room | 14 | 12.5 | First | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Kitchen | 13 | 9 | First | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Dining Room | 12 | 11 | First | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bedroom | 16.5 | 15.5 | First | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Half Bathroom | | | First | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Other | 25 | 22 | First | Large Garage | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Primary Bedroom | 12 | 12 | Second | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bedroom | 11 | 13.5 | Second | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Full Bathroom | | | Second | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Full Bathroom | | | Second | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Listing & Contract Info | Schools and Associations | Location Data | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tax Annual Amount: \$8,700 Total Taxes Description: Estimated List Price/SqFt: \$264.36 Special Listing Conditions: Other New Construction Y/N: No | Association Y/N: No Elementary School: Sand Lake-Miller Hill High School: Averill Park School District: Averill Park | Parcel Number: 384000 158.-2-2.10 County: Rensselaer City/Municipality: Sand Lake Geo Lat: 42.625049 Geo Lon: -73.582705 Tax Block: 2 Tax Lot: 2.10 Tax Section: 158 Tax Section See Remarks: Yes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Sale Info

Directions: NY 43 /west sand lake road, go 4.5 miles turn right NY 150/NY highway-150, go 0.9 miles turn left onto Sheer Road/ county Hwy-52, go 1.2 miles, bear left onto Garner Road, go 0.5 miles turn left onto Pond Hollow Road , House on Left.

Information is deemed to be reliable, but is not guaranteed.