



MLS#: **202016899** Status: **New** List Price: **\$374,900**
 Address: **4391 NY 150** **12196** Map:
 Cty/Tn(Taxing): **Sand Lake** Total BR: **4**
 City/Town (Mail Address) **West Sand Lake** Total Rm: **9** Style:
 County: **Rensselaer** Locale: Total Bth: **3.1** Model:
 School District: **Averill Park**

ROOM B 1 2 3 FRP Basement: **Recreation Room, Wood Decking** Roof: **Slate**
 Living Room: **Wood Fire** Attic: **Full, Pull-Down, Storage, Floored, Room, 1st Floor** Exterior: **Brick**
 Dining Room: FDR Laundry: **2 Attached** Off St Parking: **8** Year Built **1948**
 Kitchen: Garage: **2 Attached** Condition: **Very Good**
 Family Room: Amenities: **Ceamic tile**
 Bedroom: **3**
 Bathrooms: **3**
 Full Bath: **3**
 Kitchen type: **Eat In**
 Lot: **2.37 acres**
 Description: **Level, Treed/Wooded, Privacy**

Another Home Sold By Bovair Real Estate

Direct Pub Rem From Albany, take I-90 E to exit 8 to NY 43 E, go approximately 5 mi., L on NY 150 N, go approx. 2/10 mi., house on L.
 Distinguished brick colonial beautifully situated on a private treed lot offering circle drive, perennial gardens, inground pool, and historic 12' x 16' barn, located within walking distance to school and shopping. Newly refinished hardwood floors throughout, 3 wood-burning fireplaces, lots of storage space with 16+ closets and full attic, beautiful screened porch, and much more! All windows repaired/replaced and painted inside and out summer 2019. Hook-up for portable generator. Conveniently located just 15 minutes East of Albany, this unique property offers the benefits of country living with the conveniences of city living. Don't delay, call today for appointment!

UTILITIES		ANNUAL TAXES		OFFERING TERMS	
Heat System:	Zoned, Radiant-In Floor	General:	\$4,050 A	HOA:	No
Heat Fuel:	Oil	School:	\$6,500 W	HOA Fee:	\$
Fuel Costs:		Village:	\$	HOA Period:	
Cooling:	None	Total:	\$10,550 W	HOA Incl:	
Water:	Well~Drilled	Spec Assess:	\$	Assum Mtg:	
Sewer:	Public			Balance:	\$ Averill Park
				Rate:	

Unbranded Virtual Tour:
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