



MLS#:	2021288...	Status:	Active	List Price:	\$349,900
Address:	23 ALGONQUIN RD		12196	Total BR:	3
Cty/Tn(Taxing):	Sand Lake			Total Rm:	6 Style:
City/Town (Mail Address)	West Sand Lake			Total Bth:	2.0 Model:
County:	Rensselaer	Locale:			
School District:	Averill Park				

ROOM	B 1 2 3 FRP	Basement:	Part, Exterior Entry, Walk	Roof:	Metal
Living Room:	Wood Stove	Attic:	Eaves, Exterior Attic Entry	Exterior:	Vinyl
Dining Room: IN...		Laundry:	Room, 1st Floor	Off St Parking:	4 Year Built 1940
Kitchen:		Garage:	0 Workshop	Condition:	Excellent
Family Room:		Amenities:	Bay Window		Handicap: No
Bedroom:					Fireplaces: 1
		Interior Features:	Paddle Fan, High Speed Internet Acc, Dry Wall, Radon System, Smoke Alarm, Water Filtering System, Fireplace Insert		Woodstoves: 1
Full Bath:					Acre: 0.160
Partial Bath:		Exterior Features:	Privacy Fence, Lighting, Porch, Shed, Deck-Pressure Treated, Drive-Paved, Drive-R.O.W., Insulated Glass		Survey:
Kitchen Type: Eat In		Appliances:	Refrigerator, Dishwasher, Cook-top, Microwave, Washer & Dryer		Above Gr SqFt: 1922
		Access. Features:			Desc: Estimated
		Lot:	80 x 94 x 80 x 98		Below GR SqFt:
		Description:	Privacy, View, Sloped, Road Frontage, R.O.W., Wooded-Partial		

Direct From Alb., take I-90 E to exit 8 to NY-43 E, cross Route 4 and continue straight on NY-43 E, go approx. 5.4 mi., turn left onto NY- 351 (Reichards Lake Rd), go 0.3 mi., turn left onto Algonquin Rd., house is on the left.

Pub Rem Year-round lakeside home offering beautiful views of Reichards Lake! Relax with your morning coffee on the deck while taking in the breathtaking views, or spend the day kayaking and canoeing. You can also swim from your own dock or head over to the Town beach which is conveniently located within walking distance. This fantastic property is located just 20 minutes East of Albany and features many recent updates including 3 electric Mini Split units for heating and cooling (33,000 BTU heat). There's also a woodstove FP insert

UTILITIES		ANNUAL TAXES		OFFERING TERMS	
Heat System:	Heat Pump, Stove, Space	General:	\$1,29 A	HOA:	No
Heat Fuel:	Electricity, Wood	School:	\$1,88 A	HOA Fee:	\$
Fuel Costs:		Village:	\$	HOA Period:	
Cooling:	Ductless (Cooling)	Total:	\$3,17 A	HOA Incl:	
Water:	Point Sewer: Public	Spec Assess:	\$	Assum Mtg:	
				Balance:	\$
				Rate:	

Unbranded Virtual Tour:

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