



MLS#: **2021249...** Status: . List Price: **\$499,900**  
 Address: **24-25 TWIN LIONS WAY** **12018**  
 City/Tn(Taxing): **Sand Lake** Total BR: **4**  
 City/Town (Mail Address) **Averill Park** Total Rm: **7** Style:  
 County: **Rensselaer** Locale: Total Bth: **1.1** Model:  
 School District: **Averill Park**

ROOM	B 1 2 3	FRP	Basement:	<b>Full, Exterior Entry</b>	Roof:	<b>Asphalt Shingle</b>
Living Room:		<b>Wood</b>	Attic:	<b>Walk-Up, Hatch</b>	Exterior:	<b>Wood</b>
Dining Room:	FDR		Laundry:	<b>Bathroom, 1st Floor</b>	Off St Parking:	<b>5</b> Year Built <b>1920</b>
Kitchen:			Garage:	<b>2 Detached</b>	Condition:	<b>Good</b>
Family Room:			Amenities:			Handicap: <b>No</b>
Bedroom:						Fireplaces: <b>1</b>
		<b>Wood</b>	Interior Features:	<b>Paddle Fan, Fireplace-Wood, Walk-In Closets</b>		Woodstoves: <b>1</b>
						Acres: <b>3.880</b>
Full Bath:			Exterior Features:	<b>Outbuilding, Patio, Porch/Enclosed, Porch/Screened, Shed</b>		Survey:
Partial Bath:			Appliances:	<b>Range w/Oven, Refrigerator, Dishwasher, Microwave, Dryer</b>		Above Gr SqFt: <b>1908</b>
Kitchen Type:	<b>Eat In</b>		Access. Features:			Desc: <b>Estimated</b>
			Lot:	<b>3.880 acres</b>		Below GR SqFt:
			Description:	<b>Treed/Wooded, Sloped, Road Frontage</b>		

**Direct** From Alb., take I-90 E to exit 8 (NY 43) E, cross Route 4 and continue on NY 43 E approx. 7 mi., turn right on Eastern Union Turnpike, go 1.8 mi., turn right on Twin Lions Way (Mailing address is #184 Eastern Union Turnpike).

**Pub Rem** Here's a rare opportunity to own your own private lakefront retreat! Known as "Camp Killery" from the early 1900's, this unique property offers almost 4 acres of land, a year-round home, a summer guest house, private dock, outbuildings, and 244' of prime frontage on beautiful Crooked Lake. Main house needs work but is livable. "Buderus" boiler approx. 4-5 years old. Guest house is most likely a tear-down. \*All buildings are being sold in "as is" condition with all furnishings and contents included.

**UTILITIES**

Heat System: **Hot Water, Baseboard, Zoned**  
 Heat Fuel: **Oil**  
 Fuel Costs:  
 Cooling: **Window A/C Unit**  
 Water: **Well~Drilled** Sewer: **Public**

**ANNUAL TAXES**

General: **\$2,57 W**  
 School: **\$4,12 E**  
 Village: \$  
 Total: **\$6,69 W**  
 Spec Assess: \$

**OFFERING TERMS**

HOA: **No** Assum Mtg:  
 HOA Fee: \$ Balance: \$  
 HOA Period: Rate:  
 HOA Incl:

Unbranded Virtual Tour:

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