



MLS#:	2021274...	Status:	New	List Price:	\$189,900
Address:	261 WEST SAND LAKE RD		12198	Total BR:	2
Cty/Tn(Taxing):	North Greenbush			Total Rm:	5 Style:
City/Town (Mail Address)	Wynantskill			Total Bth:	1.0 Model:
County:	Rensselaer	Locale:			
School District:	Averill Park				

ROOM	B 1 2 3 FRP	Basement:	Slab	Roof:	Asphalt Shingle
Living Room:		Attic:	Hatch	Exterior:	Vinyl
Dining Room:	SER	Laundry:	Closet, 1st Floor	Off St Parking:	4 Year Built 1956
Kitchen:		Garage:	1 Detached	Condition:	Excellent
Family Room:		Amenities:		Handicap:	No
Bedroom:		Interior Features:	Paddle Fan, Ceiling-Vaulted	Fireplaces:	
				Woodstoves:	
Full Bath:				Acres:	0.340
Partial Bath:		Exterior Features:	Gazebo, Shed, Supplemental Well	Survey:	
Kitchen Type:	Working Only	Appliances:	Range w/Oven, Refrigerator, Dishwasher, Microwave, Washer & Dryer	Above Gr SqFt:	968
		Access. Features:		Desc:	Estimated
		Lot:	100'x151'x99'x147'	Below GR SqFt:	
		Description:	Treed/Wooded, Privacy, Sloped, Cleared-Partial, Road Frontage		

Direct From Troy, take NY- 66 / Pawling Ave East to NY-66 / Main Ave in Wynantskill, turn right on NY-150 / West Sand Lake Road South, turn left at the light to stay on NY-150 / West Sand Lake Road, house is approx. 1.3 mile on left.

Pub Rem Adorable 2 BR ranch featuring a large master bedroom addition, beautiful bright sun room with vaulted ceiling, updated kitchen, new 200 amp electric panel, public water, and private backyard with gazebo & shed. Absolutely adorable! Move-in condition.

UTILITIES

Heat System: **Hot Air**
 Heat Fuel: **Kerosene**
 Fuel Costs:
 Cooling: **Window A/C Unit**
 Water: **Public** Sewer: **Septic**

ANNUAL TAXES

General: **\$1,28 A**
 School: **\$1,16 W**
 Village: \$
 Total: **\$2,44 W**
 Spec Assess: \$

OFFERING TERMS

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

Unbranded Virtual Tour:

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