



|                          |                            |                   |              |             |                  |
|--------------------------|----------------------------|-------------------|--------------|-------------|------------------|
| MLS#:                    | <b>201818814</b>           | Status:           | .            | List Price: | <b>\$189,900</b> |
| Address:                 | <b>3412 STATE ROUTE 43</b> | Village:          | <b>12018</b> | Total BR:   | <b>3</b>         |
| City/Tn(Taxing):         | <b>Sand Lake</b>           | Total Rm:         | <b>6</b>     | Style:      | <b>Ranch</b>     |
| City/Town (Mail Address) | <b>Averill Park</b>        | Total Bth:        | <b>2.0</b>   | Model:      |                  |
| County:                  | <b>Rensselaer</b>          | Projected School: |              |             |                  |
| School District:         | <b>Averill Park</b>        |                   |              |             |                  |

|               |     |               |          |          |                   |                    |  |                 |                        |
|---------------|-----|---------------|----------|----------|-------------------|--------------------|--|-----------------|------------------------|
| ROOM          | B   | 1             | 2        | 3        | FRP               | Basement:          | <b>Full, Rec Room</b>  | Roof:           | <b>Asphalt Shingle</b> |
| Living Room:  |     | <b>1</b>      |          |          | <b>Fire Place</b> | Attic:             | <b>Hatch</b>   | Exterior:       | <b>Cedar</b>           |
| Dining Room:  | LSD | <b>1</b>      |          |          |                   | Laundry:           | <b>Area, Basement</b>  | Off St Parking: | Age: <b>62</b>         |
| Kitchen:      |     | <b>1</b>      |          |          |                   | Garage:            | <b>2 Attached</b>  | Condition:      | <b>Excellent</b>       |
| Family Room:  |     |               |          |          |                   | Amenities:         | <b>Wood Floors</b>   | Age Desc:       | <b>Estimated</b>       |
| Bedroom:      |     | <b>3</b>      |          |          |                   |                    |  | Handicap:       | <b>No</b>              |
| office:       |     | <b>1</b>      |          |          |                   | Interior Features: | <b>Cable Hook-Up, Garage Door Opener, Paddle Fan</b>               | Fireplaces:     | <b>1</b>               |
|               |     |               |          |          |                   |                    |  | Woodstoves:     |                        |
| Full Bath:    |     | <b>0</b>      | <b>2</b> | <b>0</b> | <b>0</b>          | Exterior Features: | <b>Pool/In Ground</b>  | Acres:          | <b>1.170</b>           |
| Partial Bath: |     | <b>0</b>      | <b>0</b> | <b>0</b> | <b>0</b>          |                    |  | Survey:         |                        |
| Kitchen Type: |     | <b>Eat In</b> |          |          |                   | Appliances:        | <b>Range w /Oven, Refrigerator, Dishwasher, Washer &amp; Dryer</b> | Above Gr SqFt:  | <b>1882</b>            |
|               |     |               |          |          |                   | Access. Features:  |  | Desc:           | <b>Estimated</b>       |
|               |     |               |          |          |                   | Lot:               |  | Below GR SqFt:  |                        |
|               |     |               |          |          |                   | Description:       | <b>Treed/Wooded, Privacy, Sloped</b>                               |                 |                        |

Remarks: **PRICED 4 IMMEDIATE SALE! Relocating owner must sell this tidy 3 BR, 2 BA ranch on private country lot. This well-maintained home features hardwood floors throughout, FP, large master suite w/ newer bath and home-office/exercise room, 2 car garage and public sewer. Pool needs work and is being sold in "as is" condition. \*No showings until Friday 5/18.**

Directions: **From Alb., take I-90 E to exit 8 to NY 43 E, go approx. 7 miles, house is on left just before Wilkins Drive.**

| UTILITIES    |                             | ANNUAL TAXES |                   | OFFERING TERMS |           |
|--------------|-----------------------------|--------------|-------------------|----------------|-----------|
| Heat System: | <b>Hot Water, Baseboard</b> | General:     | <b>\$ 1,993 A</b> | HOA:           | <b>No</b> |
| Heat Fuel:   | <b>Oil</b>                  | School:      | <b>\$ 2,841 A</b> | HOA Fee:       | <b>\$</b> |
| Fuel Costs:  |                             | Village:     | <b>\$</b>         | HOA Period:    |           |
| Cooling:     | <b>None</b>                 | Total:       | <b>\$ 4,834 A</b> | HOA Incl:      |           |
| Water:       | <b>Drilled Well</b>         | Spec Assess: | <b>\$</b>         | Assum Mtg:     |           |
| Sewer:       | <b>Public</b>               |              |                   | Balance:       | <b>\$</b> |
|              |                             |              |                   | Rate:          |           |

Unbranded Virtual Tour:

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