



MLS#: **2021273...** Status: **New** List Price: **\$424,900**
 Address: **6 POND HOLLOW RD 12018**
 City/Tn(Taxing): **Sand Lake** Total BR: **4**
 City/Town (Mail Address) **Averill Park** Total Rm: **7** Style:
 County: **Rensselaer** Locale: Total Bth: **2.1** Model:
 School District: **Averill Park**

ROOM	B 1 2 3 FRP	Basement:	Full, Interior Entry,	Roof:	Asphalt Shingle
Living Room:		Attic:	Full, Pull-Down, Eaves	Exterior:	Cedar
Dining Room:	FDR	Laundry:	Area, 1st Floor	Off St Parking:	6 Year Built 1988
Kitchen:		Garage:	2 Attached	Condition:	Excellent
Family Room:	Wood	Amenities:	Ceramic Tile, Bay Window, Atrium Door, Sliding Glass Door	Handicap:	No
Bedroom:		Interior Features:	Paddle Fan, Security System, High Speed Internet Acc, Gran/Solid Surf Counters, Blinds, Ceiling-Vaulted, Ceramic Tile Bath, Chair Rail, Curtain Rods, Drapes/Curtains, Fireplace-Wood, Skylight, Smoke Alarm, Water Filtering System	Fireplaces:	1
Full Bath:		Exterior Features:	Porch/Enclosed, Shed, Drive-Paved, Underground Utilities	Woodstoves:	1
Partial Bath:		Appliances:	Range w/Oven, Dishwasher, Single Wall Oven, Microwave, Stove-Electric	Acres:	1.260
Kitchen Type:	Eat In	Access. Features:		Survey:	Yes
		Lot:	1.26 acres	Above Gr SqFt:	2126
		Description:	Level, Treed/Wooded, Privacy, Landscaped, Cleared-Partial, Road Frontage	Desc:	Estimated
				Below GR SqFt:	

Direct From Alb., take I-90 E to exit 8 to NY 43 E, cross Route 4 and continue straight on NY-43 E approx. 5 mi., turn right onto NY-150 S, go 1 mi., turn left onto Sheer Rd., go 1.2 mi., bear left onto Garner Rd., go 1/2 mi., turn left onto Pond Hollow Rd.

Pub Rem Looking for a home in a quiet residential neighborhood with loads of privacy? Look no further! This "Patanian" built home is beautifully maintained and is situated on a private 1.26 acre treed lot offering professional landscaping, flowering bushes, and rear patio for entertaining. The interior features a 3-season room, updated kitchen (2017) with quartz countertops, and large bright bonus room over the garage. There's also a new furnace (2019), new hot water heater (2019), new garage door (2018), new ADT wireless security system

UTILITIES

Heat System: **Hot Water, Baseboard, Stove**
 Heat Fuel: **Oil, Wood**
 Fuel Costs:
 Cooling: **Central Air**
 Water: **Well~Drilled** Sewer: **Septic**

ANNUAL TAXES

General: **\$3,08 W**
 School: **\$4,94 W**
 Village: \$
 Total: **\$8,03 W**
 Spec Assess: \$

OFFERING TERMS

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

Unbranded Virtual Tour:

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