

**Property Type 1F - Single Family Buyer's Public Report**



MLS#: <b>201818503</b>	Status:	List Price: <b>\$329,900</b>
Address: <b>45 MARCY AV</b>	<b>12018</b>	Map: <b>113fb115</b>
City/Tn(Taxing): <b>Sand Lake</b>	Village:	Total BR: <b>3</b>
City/Town (Mail Address) <b>Averill Park</b>		Total Rm: <b>7</b>
County: <b>Rensselaer</b>	Locale:	Total Bth: <b>2.1</b>
School District: <b>Averill Park</b>	Projected School:	Style: <b>Colonial</b>
		Model:

ROOM	B	1	2	3	FRP	Basement:	<b>Full</b>	Roof:	<b>Asphalt Shingle</b>
Living Room:		<b>1</b>				Attic:	<b>Full, Hatch</b>	Exterior:	<b>Stone, Vinyl</b>
Dining Room:	FDR	<b>1</b>			<b>Gas Fire...</b>	Laundry:	<b>Room, 1st Floor</b>	Off St Parking:	Age: <b>15</b>
Kitchen:		<b>1</b>				Garage:	<b>2 Attached</b>	Condition:	<b>Excellent</b>
Family Room:						Amenities:	<b>Ceramic Tile, Cathedral Ceiling, Vaulted Ceiling, Sliding Glass Door, French Door, Walk-In Closet, Wood Floors, Wall to Wall Carpet</b>	Age Desc:	<b>Estimated</b>
Bedroom:			<b>3</b>			Interior Features:	<b>Cable Hook-Up, Humidifier, Paddle Fan, Sump Pump</b>	Handicap:	<b>No</b>
office		<b>1</b>				Exterior Features:	<b>Deck, Porch/Screened, Shed</b>	Fireplaces:	<b>1</b>
Full Bath:		<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>	Appliances:	<b>Range w /Oven, Refrigerator, Dishwasher, Disposal, Microwave, Washer &amp; Dryer</b>	Woodstoves:	
Partial Bath:		<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	Access. Features:		Acres:	<b>1.520</b>
Kitchen Type:		<b>Eat In</b>				Lot:	<b>220' x 300'</b>	Survey:	
						Description:	<b>Treed/Wooded, Privacy, Landscaped</b>	Above Gr SqFt:	<b>2288</b>
								Desc:	<b>Estimated</b>
								Below GR SqFt:	

Remarks: **Relocating owner must sacrifice this meticulously maintained colonial on 1.5 acre treed lot offering private back yard with 2-tier deck and screen house. Features include gas fireplace, first floor office which could be used as a 4th bedroom, a large walk-in attic/storage closet, whole-house standby generator, and public sewer.**

Directions: **From Alb., take I-90E to exit 8 to NY 43E, go approx. 7.5 mi., R on Marcy Ave., house is on L.**

**UTILITIES**

Heat System:	<b>Hot Air</b>	Sewer:	<b>Public</b>
Heat Fuel:	<b>Liquid Propane</b>		
Fuel Costs:			
Cooling:	<b>Central Air</b>		
Water:	<b>Drilled Well</b>		

**ANNUAL TAXES**

General:	<b>\$ 3,675 A</b>
School:	<b>\$ 5,947 A</b>
Village:	<b>\$</b>
Total:	<b>\$ 9,622 A</b>
Spec Assess:	<b>\$</b>

**OFFERING TERMS**

HOA:	<b>No</b>	Assum Mtg:	
HOA Fee:	<b>\$</b>	Balance:	<b>\$</b>
HOA Period:		Rate:	
HOA Incl:			

Unbranded Virtual Tour:

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