

Real Estate New York

Welcome to 11 Arthur Road
Sand Lake, New York
Proudly offered at \$199,800

Warmth and charm abound in this 2 Story Custom Home.

Consider the location: convenient to business, major arterials, top rated Averill Park schools, excellent shopping, entertainment, sunshine, and privacy. All within fifteen minutes of Downtown Albany











Consider the Home: Excellent condition throughout, featuring red oak floors (just refinished in the eat-in kitchen area), two full ceramic tile baths, full dry basement with carpeted family room, 2-car garage on over an acre of treed and landscaped lot located on a low-traffic road.












Call Dennis at 797-3289 ext #45 or DennisM@RENY.net for information

Administrative Offices: 1058 CR 411 Westerlo, NY 12193 Email: info@RENY.net
Phones: Voice 518-439-4916 Data/Fax 518-797-3289 <http://RENY.net>

Features and Specifications

	Living Room	28'-4"x 12' wall to wall carpet in conversation area and hardwoods in dining area, Built-in shelving and coat closet
	Gourmet Kitchen	10'-4"x 11'-3" abundant counter space, premium oak cabinetry, recently finished gleaming red oak floors (appliances included)
	Dining Area	12'-7" x 11'-6" This area could be used for casual dining and the next room could be for formal gatherings. Both areas are spacious and open with red oak flooring—your choice.
	Family Room	22' x 13' located in the clean dry basement. This fully carpeted room is an excellent place for informal gatherings or teens.
	Master Bedroom	16'-6" x 17' This large quiet room features two separate his and hers closets plus eave storage.
	Bedroom 2	12' x 13' Cozy and bright, this room has a charming little window overlooking the stairs and exterior two closets
	Bedroom 3	9' x 10' Presently used as a home office this is a great room for family members who would like a first-floor bedroom adjacent to the full bath. This room has a full closet.
	Bedroom 4	10' x 10'-2" The larger of the two downstairs bedrooms, adjacent to the full bath and has a full closet
	Full Bath	Well appointed and neat as a pin with ceramic tile and glass shower door.
	Full Bath	This second floor bath features ceramic tile and a glass shower stall.

Exterior and Mechanical Systems

	Garage	Oversized 2-car plus off-street parking for at least six cars
	Basement	Full, clean and dry. Presently a family recreation room and wood working shop but has many excellent uses.
	Pool	Private and sunny with a nice deck,
	Mechanical Systems	Oil hot-water radiant heat, the most comfortable heat available. Oil-fired domestic hot-water heater, 220V 200A circuit breaker electric. Private water and public sewer.
	Garage	Oversized 2-car, plus off-street parking for six cars
	Roof	Newer 30 yr. premium architectural shingles
	Laundry Room	Located in clean dry basement with laundry chute from second floor bedrooms
	above-ground Pool	Plus pool deck. Sunny and Private
	Schools	Award Winning Averill Park Schools





All information deemed accurate but not guaranteed.

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