

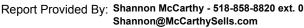


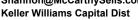






Map data @2019







Queensbury

No



Orchard Drive

MLS # 201934047 Price/SQFT \$129.67 List Price \$274,900 Status New Original Price \$274,900 Sold Price

	29 EDGEWOOD DR		
City/Town/Village (Tax)	Queensbury	NY	AltStrName
City/Town (Mail)	Queensbury	12804	BOW
County	Warren		Schl Dist
Locale/Subdivision			ProjHS



ProjElem APN 523400 296.14-1-30 Map Co HOA Year Built 1974 Ttl Rooms 10 **HOA Fee Total Beds** 3 **HOA Freq** Ttl Baths 2.0 **Deed Rest** Ttl Fin SQFT 2,120 Garage Spaces 2 Asm Mort Abv SQFT 2120 #Off St 2 Asm Rate **AGSF Source** Esti Ttl Fireplaces 2 Asm Bal Ttl Woodstoves 1 Survey Acres 0.440

Tax ID Sec 296.14 Master Bth Full Lot Size 19166 sf Tax ID Blk 1 Family Rm Yes RoadFrnt Tax ID Lot 30 Hndc Acc No Zoning

Room Type	Level	Size (LxW)	Room Type	Level	Size (LxW)	Room Type	Level	Size (LxW)	Room Type	Level	Size (LxW)
Living	1		Mud Room	1		Bath-Full	1				
Family Rm	1		Master Bedroom	1		Sun Room	1				
Kitchen	1		Bath-Master	1							
Office	1		Bedroom	1							
Dining	1		Bedroom	1							

Directions I-87 North to Exit 19 towards Glens Falls; make right on NY-254 Aviation Rd; left onto Country Club Rd; left onto Sweet Rd; right onto Edgewood Drive; left to stay on Edgewood Dr; house on left.

Public Remarks OPEN SAT AND SUN 12-2. Lovingly maintained ranch home is nestled in a quiet, private neighborhood that is close to the bike/walking trail. This sunshine filled home with its abundance of windows, offers 3 large bedrooms including a master suite, generous eat in kitchen, living/family room combo with wood burning fireplace and gorgeous built-ins, office space, laundry/mudroom with a cedar closet and an oversized screened in porch looking onto private backyard and pretty garden. Patio features an outside fireplace! Full, clean basement offers lots of space, loads of storage and a workshop. New carpets, floors, high efficiency furnace, young septic and water tank. Home is close to shopping and restaurants. Do not wait to see this home!

STYLE Ranch **ROOF** Asphalt Shingle ATTIC Hatch **BASEMENT** Full, Unfinished, Woodstove, Workshop,

KITCHEN Breakfast Bar, Eat-In **DINING ROOM TYPE** In Kitchen LAUNDRY Room, 1st Floor MASTER BEDROOM Suite, First Floor **COOLING TYPE** Central Air **HEAT SYSTEM** Hot Air **HEAT FUEL** Natural Gas **SEWER** Septic

WATER Municipal

Bilco Doors **EXTERIOR** Brick

GARAGE DESCRIPTION Attached

INTERIOR FEATURES Cable Hook-Up, Fireplace-Wood, Skylight AMENITIES Sliding Glass Door, Built-In Cabinets

APPLIANCES Range w/Oven, Refrigerator, Dishwasher, Microwave, Washer, Dryer EXTERIOR FEATURES Patio

FLOORING Carpet-Wall/Wall, Linoleum, Wood Floor

SId Rmks & Contribution \$ SPECIAL MARKET CONDITIONS No Special Conditions **CONDITION** Excellent

Gen Taxes \$1,926 Sch Taxes \$3,881

Vlg Taxes Ε Total Tax \$5,807 Е Spc Assess

Listing Date 10/31 /2019

Closing Date Off Market Date DOM 1 Assoc Doc 1 Possession

Ls Opt Dt Option Per Opt Price

NYS Asmnt Seller Contribution Ε