



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

29 EDGEWOOD DR
 City/Town/Village (Tax) **Queensbury** NY
 City/Town (Mail) **Queensbury** 12804
 County **Warren**
 Locale/Subdivision

APN **523400 296.14-1-30** Map Co
 Year Built **1974** Ttl Rooms **10**
 NC **No** Total Beds **3**
 Model Ttl Baths **2.0**
 Ttl Fin SQFT **2,120** Garage Spaces **2**
 Abv SQFT **2120** #Off St **2**
 AGSF Source **Esti** Ttl Fireplaces **2**
 Blw SQFT Ttl Woodstoves **1**
 Fuel Cost Acres **0.440**
 Master Bth **Full** Lot Size **19166 sf**
 Family Rm **Yes** RoadFrnt
 Hndc Acc **No** Zoning

AltStrName
 BOW
 Schl Dist **Queensbury**
 ProjHS
 ProjElem
 HOA **No**
 HOA Fee
 HOA Freq
 Deed Rest
 Asm Mort
 Asm Rate
 Asm Bal
 Survey
 Tax ID Sec **296.14**
 Tax ID Blk **1**
 Tax ID Lot **30**



| 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, Bilco Doors
EXTERIOR Brick
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

GARAGE DESCRIPTION Attached

AMENITIES Sliding Glass Door, Built-In Cabinets

INTERIOR FEATURES Cable Hook-Up, Fireplace-Wood, Skylight

APPLIANCES Range w/Oven, Refrigerator, Dishwasher, Microwave, Washer, Dryer

EXTERIOR FEATURES Patio

FLOORING Carpet-Wall/Wall, Linoleum, Wood Floor

Sld Rmks & Contribution \$

SPECIAL MARKET CONDITIONS No Special Conditions

CONDITION Excellent

Gen Taxes **\$1,926** E
 Sch Taxes **\$3,881**
 Vlg Taxes E
 Total Tax **\$5,807** E
 Spc Assess
 NYS Asmnt
 Seller Contribution

Listing Date **10/31/2019** Closing Date
 Off Market Date
 DOM **1** Assoc Doc **1** Possession
 Ls Opt Dt
 Option Per
 Opt Price