



**10 Gurley Avenue
Troy, NY
For Sale
\$850,000**

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418 Broadway Albany, NY
www.tlmetzger.com

7.3 Secluded Acres ideal for Commercial Use

- Existing 5 BR Brick Ranch

- Sprawling 3990 SF ranch with 2400 SF finished basement
- 45 years old
- In ground Pool with pool house – 9 years old
- Playhouse
- Golf Hole
- Helicopter Pad
- Cross County trails
- Magnificent views from Albany to Catskills

- Large living room with bay window
- Large family room with working wood burning fireplace
- Dining room
- Eat in kitchen
- Breakfast nook
- Glassed in porch with custom brick grill and hood
- 5 bedrooms
- 3 baths
- Laundry room – first floor
- Oversized 2 car garage with hot water faucet, heat and floor drains
- Hardwood floors throughout
- 13 closets
- Existing oversized septic system – 9 years old
- Sewer easement in place to connect at adjacent property
- Public water
- Roof – architectural shingles – 5 years old
- Oil heat – tank replaced in 1979 (Buhrmaster services)
- Cast Iron baseboard heat
- AC installed in 1972 – units not currently working
- Drainage system around house that drains to rear gardens
- ADT Security system
- Ideal for multi-family, secluded group home, senior housing, office etc

Estimated Costs

Oil - \$4000 yr

Electric - \$2100 yr

Taxes - \$7500 yr



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