

David Phaff & Associates at RealtyUSA is pleased to offer

# 277 Hammondtown Rd, Amsterdam

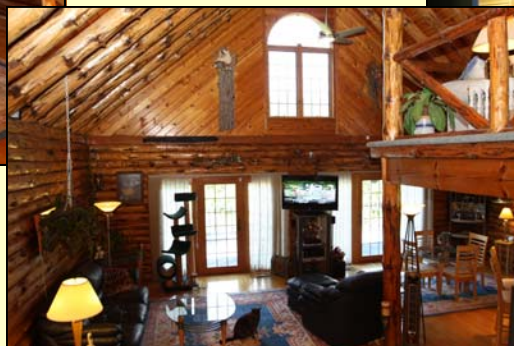
## Spacious Log Home on Private Lot Near Saratoga



- 1904 Sq ft, 3 BR, 2 BA
- Open floor plan with loft
- Cathedral ceilings
- Walk-out basement
- Spacious 2 car garage
- Great deck overlooking private 1.4 acres
- Ideal retreat or full time home

Welcome to this rustic retreat, nestled in the quiet countryside of the town of Amsterdam. You'll find tranquility here among the trees and wildlife.

Inside, discover spacious rooms and an open floor plan. The kitchen has plenty of cabinet space and an open view of the dining area and family room. Vaulted ceilings and large windows give the home an airy feel while still preserving the lodge-style aesthetic.



**456-5333**

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## Room Dimensions

### First Level

Formal Dining Room	10-9 x 12-11
Family Room	15-11 x 24-0
Kitchen	10-11 x 13-7
Full Bath 1	7-6 x 9-5
Bedroom 1	10-4 x 13-4
Bedroom 2	11 x 13-2

### Second Level

Master Bedroom	13 x 17
Walk In Closet	9 x 10-6
Loft	11-1 x 14-0
Full Bath 2	9-2 x 9-2

Garage	24 x 17-6
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### Other Details

Lot Size	1.4 Acres (2 Deeded Lots)	
Heating System	Hot Air and Wood Stove	
Heating Fuel	Oil and Wood	
Roof	Asphalt Shingle	
Exterior	Log	
Water	Well—Drilled	
Sewer	Septic	
Taxes	Town	\$ 2000
	School	\$ 1841
School District	Amsterdam	
Appliances Included:	Range w/ Oven	Cook-top w/ Grill
	Refrigerator	Microwave
	Dishwasher	Washer & Dryer

Three charming bedrooms and two well-appointed baths make this home work as a full time residence



Outside, you'll find a peaceful oasis. The large deck overlooking the yard is a great place to read or entertain, and the well manicured lot offers plenty of sun, shade and even a fountain.



\* Note: Above ground pool frame is included "As Is"

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