



# 7 MARIE HEIGHTS

## WEST SAND LAKE

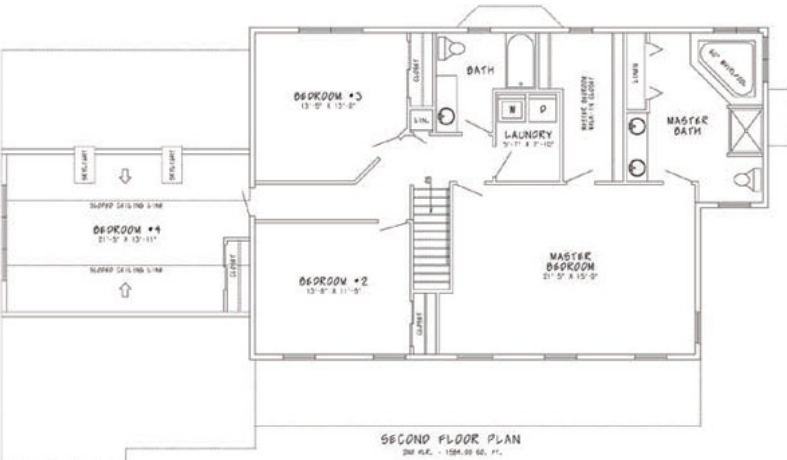
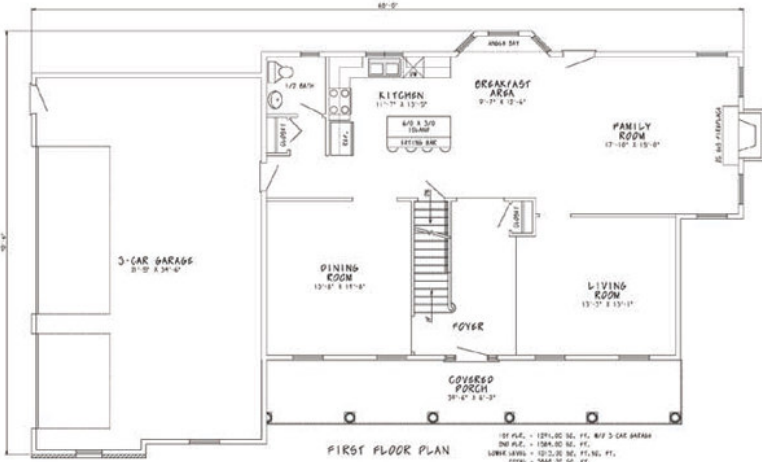
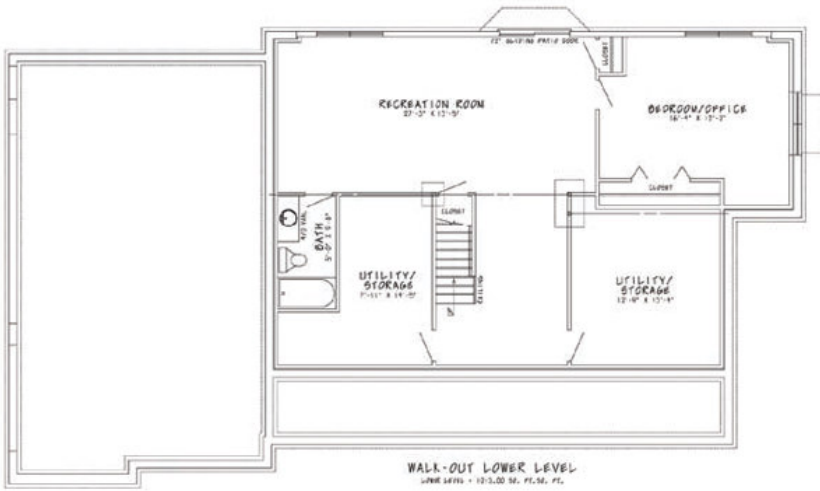
*This is the builder's own home, which is only two years old, and absolutely loaded with architectural amenities and upgrades. This 3,600 SF home feels as if it is on the top of the world, and is intended for the discriminating homeowner!*

### FEATURES

- \*2.87 acre secluded lot, with mature hardwoods, and seasonal panoramic mountain views, including a view of the Albany Skyline
- 9' 1st floor ceilings, 5 bedrooms, 3.5 baths
- \*3 car attached garage w/top of the line coach style overhead doors with operators
- \*50 year slate look architectural roof shingles & copper standing seam roof returns, brick, fish scale and shake accents.
- \*extensive landscaping throughout
- \*full length front porch with beaded soffit, stamped cobblestone floor
- \*surround sound family room, front and rear exterior, living and dining room speakers with separate volumes
- large trex deck in rear with copper accents, separate stamped concrete walk and entrance
- \*generous use of premium hardwood floors and custom marble tile with borders, accents etc.
- \*fancy trim, crown, chair moldings, wainscot throughout 1st floor

- \*natural gas-hot air heating
- \*central air & vac
- \*spacious master bath w/heated whirlpool
- finished walk-out basement with full bath, recreation room, and bedroom.
- \*gas fireplace w/stone from floor to ceiling
- \*numerous upgrades including cherry cabinetry with Granite counters, upgraded appliances, hardware, plumbing fixtures, carpets and much more \$10,779.00 annual estimated taxes

**Proudly offered at \$569,900**



Room dimensions are approximate.  
 Builder reserves the right to modify or change floor plans, specifications, features or price without notice.

**DIRECTIONS:**

from Albany take I-90E to exit 8. Route 43 east to West Sand Lake. Left on 150 at Rte. 43 and 150. Travel approximately ¼ mile and take left at Capital Blvd. Take right at Valley Drive to Forest Glen, left on Marie Heights, Lot 30 is on left.



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