



**2072 Maple Av  
Charlton, NY 12019**  
**\$445,000**  
 Bedrooms: 3  
 Bathrooms: Full 2, Half 1  
 Square Feet: 2,808

### Listing Agents

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This wonderful one owner ranch has it all. Located off the road on almost 9 acres, it is truly lovely. There are wonderful views, it's close to the village of Charlton and the Historic Charlton Tavern. An easy commute to all areas of the Capital District. Award winning BHBL schools! There is a spacious family room with fireplace, three season room with hot tub, huge master suite and loads of closet and storage space. The laundry and mud room are very convenient. Large rear deck with back yard view. Covered front porch. A large additional barn has 2 overhead doors and a full second level. This is a mini estate truly worthy of the term "gentleman's farm". 9N tractor and Excel mower not included. Mower may be available. Nest wi-fi thermostat.

### Features

<b>Year Built:</b> 1990	<b>Heating System:</b> Hot Air	<b>Taxes:</b> \$7,361
<b>Heat Fuel:</b> Oil	<b>School:</b> Burnt Hills-Ballston Lake CSD (B)	<b>Sewer:</b> Septic
<b>Cooling:</b> Central Air	<b>Acres:</b> 8.91	<b>Water:</b> Cistern, Other~See Remarks, Spring
<b>Basement:</b> Full, Finished Area	<b>Garage:</b> Attached, Barn,	<b>MLS#:</b> 202023046



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Detached



**More photos & virtual tours at [www.roohanrealty.com](http://www.roohanrealty.com)**