



KIRBY, CARROLL
 — & ASSOCIATES —
 COMMERCIAL REAL ESTATE

Property For Sale

**PRICE
REDUCED!!**

*8840 Kinderhook Rd.
Town of Manlius*

**For more information on
this property call:**

James J. Carroll
472-9721

Email Address:
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**KIRBY, CARROLL &
ASSOCIATES**

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Neal & Hyde Building
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- Immaculate 4 bedroom colonial on beautifully landscaped 1.67acre lot.
- Oak, cherry & ash hardwoods, cust. kitchen w/solid surface counters, formal dining, 2 masonry gas frplcs (inserts removable for wood). 1sr floor bedroom w/closet currently used as den.
- 1,000sf Bright, Fully-Finished Walk-Out Basement w/southern exposure. Features include 6' slider, great room, office, walk-in closet & built-ins.
- Gorgeous grounds w/stately circular drive, perennial gardens, deck, patio & in-ground pool w/quality decking.
- Garden shed w/elec, cable, ph, TV, windows, attic w/pull-down stairs! Invisible fence ready w/ wire installed.
- Video home sec. sys. ready to go. Transfer switch for generator!
- Beautiful country setting minutes from Green Lakes. ESM schools.
- Total Square Footage - 3,046 including full finished basement!

• **EXCEPTIONAL VALUE at \$224,900!!!**