



**495 Bunker Hill Rd**  
**Mayfield, NY 12117**  
 \$900,000  
 Bedrooms: 3  
 Bathrooms: Full 3  
 Square Feet: 2,182

**Listing Agent**  
 Deborah Oare  
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 5182212173

Listing courtesy of: William J Cole Real Est Inc

Custom Lakeside A Frame Chalet style Post & Beam home on .81 acre w/stone walls & mature plantings 135' sandy beach w/area to launch! 3 sizable BR's & 3 full BA Open concept LR/DA/Kit w/island & marble "Nature" backsplash, tongue & groove pine walls& ceilings w/wall of windows to view the lake, LR has an efficient quality wood stove with brick wall and raised hearth. 2nd flr has two BR's-Mstr is oversized(flr area 19'x20')2nd BR (flr area 12'x20')has closet w/loft storage w/flr. Rec Rm on lower lvl offers pvt walk out entry to paver patio & full view of the lake, 11' wet bar w/refrig & microw,sleeping area, full BA,closets & lg storage utility rm.Huge 28'x40' Carriage House Gar w/2nd story space for storage, liv area Main lvl open space 3 doors-1 is 12'x11'Furniture neg

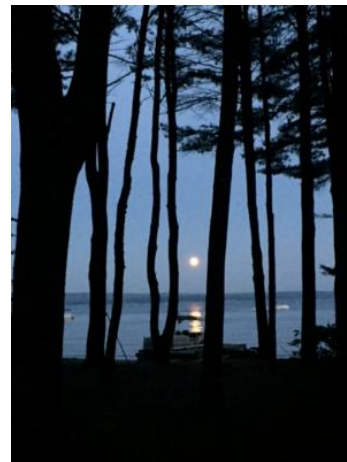
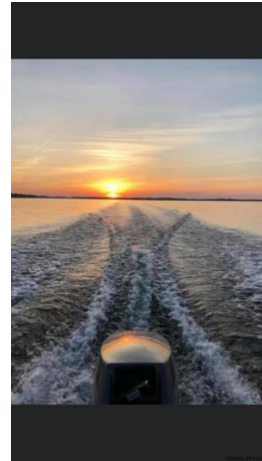
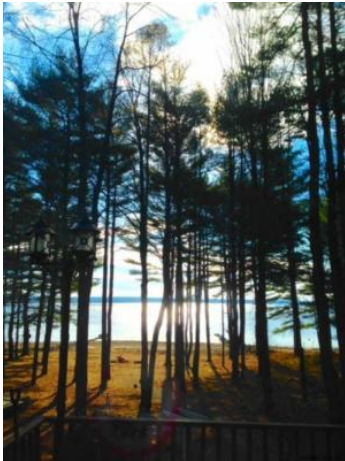
**Features**

<b>Year Built:</b> 1985	<b>Heating System:</b> Hot Air, Baseboard, Stove, Other~See Remarks	<b>Taxes:</b> \$11,450
<b>Heat Fuel:</b> Electricity, Oil, Wood	<b>School:</b> Northville	<b>Sewer:</b> Septic
<b>Cooling:</b> Wall A/C Unit	<b>Acres:</b> 0.81	<b>Water:</b> Well~Drilled
<b>Basement:</b> Finished Area, Recreation Room, Walk Out	<b>Garage:</b> 2nd Fl Storage, Detached	<b>MLS#:</b> 202123913

518-863-COLE (2653)

The Great Sacandaga Lake - 29 Miles Long, 125 Miles of Shoreline

**WILLIAM J. COLE**  
**REAL ESTATE** INC



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