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(BPT) — There’s nothing quite as comforting as pulling on your favorite hoodie when it’s fresh from the dryer. As much as you love luxuriating in that warmth and softness, you may not be aware just how much energy this beloved appliance burns through in a year. When it comes to energy savings in the laundry room, the dryer has long been an obstacle, and here’s why.

• Unlike washing machines, refrigerators and other common household appliances, energy-efficient dryer models have been absent from the market. It wasn’t until 2014 when the first ENERGY STAR®-certified dryers became available. Products that earn the EPA’s ENERGY STAR® label are independently certified to save energy.

• Before then, dryer technology had stayed pretty much the same for decades. A standard dryer blows heated air into the drum chamber, removing moisture from the clothing. Then the hot, moist air is vented out of the machine (and out of the house). Because of that constant loss of heat, the machine works continuously to resupply the drum with hot air.

• According to the EPA, the standard clothes dryer uses more energy than any appliance in a typical household, including the clothes washer and dishwasher. It uses even more than the refrigerator.

Now that energy-efficient dryers are available, here’s a look at the core technology found in ENERGY STAR® certified dryers.

• Moisture sensors detect when your clothes are dry, triggering the machine to end the cycle, saving energy and excess wear on your clothing.

• Heat pump technology eliminates the need for venting and continuous heating. First, the air is heated through a condenser, and then it’s blown into the drum and the hot dry air is circulated with the clothes absorbing some of the water. Instead of venting the warm, moist air outside like a conventional dryer, it is pulled out of the drum and through an evaporator, which removes the moisture. The remaining warm, dry air is returned to the condenser and the cycle begins all over again. Because the air feeding into the condenser is already warm, less energy is needed to maintain the optimal temperature in the drum for drying clothes.

To save energy in the laundry room, there are plenty of choices to meet your unique needs and space requirements.

• The energy savings from switching to an ENERGY STAR®-certified clothes dryer can reach 20%. For additional savings, look for certified ENERGY STAR Most Efficient models to save at least 28% compared to standard models. To maximize savings, pair it with an ENERGY STAR Most Efficient washer.

• Some models require no ventilation, meaning you can put your laundry room wherever there’s access to power and water. Whether you live in a compact space or are just looking to relocate your laundry room to a more convenient place, energy-efficient models offer more flexibility.

• ENERGY STAR® certified dryers come in a variety of models to meet your needs. If space is tight, compact options are available that are stackable with a washer. Those who are doing laundry for a big family can find high-capacity models as well.

There are even more benefits of owning one of these super-efficient dryers. With ENERGY STAR® technology, you are also doing your part for the environment. If all clothes dryers sold in the U.S. were ENERGY STAR® certified, households would save more than $1.5 billion each year and 22 billion pounds of annual greenhouse gas emissions would be prevented, equivalent to the emissions from more than 2 million vehicles. Even better, many utilities offer generous rebates, so you can save even more money.

Learn how you can still enjoy that warm, fresh-out-of-the-dryer hoodie while you save energy and money, and do your part to protect the climate. Find available products and rebates near you by visiting energystar.gov/hpdryer.
Simplify your kitchen with smart home gadgets

(BPT) — As the heart of the home, the kitchen is often the busiest room of the house – a perfect space to install the latest smart home gadgets. With “smart” sideskicks, you can solve kitchen challenges and simplify the overall cooking process.

Increase cooking efficiency

Whether cooking for one or hosting an elaborate dinner party, smart kitchen solutions can lend a helpful hand in a busy kitchen. The faucet has evolved from a standard two-handle to a single handle that can be turned on and off with a simple touch. This necessary kitchen assistant can streamline cooking tasks for seasoned chefs and novices alike.

Today, Delta VoiceIQ Technology takes this to the next level dispensing exact measurements and filling custom containers like baby bottles, dog bowls or pasta pots, all with a simple voice command. To simplify everything from a quick breakfast on the go to a healthy family dinner, consider investing in devices like a smart oven and connected coffee maker to allow users to preheat and schedule brewing from a mobile device.

Track your kitchen inventory

Intuitive devices can help you shop smarter and reduce food waste. Instead of sniffing out mold and sour scents, apps help track pantry inventory. Simply take pictures of your groceries and input expiration dates. When the next shopping trip comes around, have a list of what items need to be tossed and which foods should remain on the shelf. If looking to make a substantial kitchen update, consider investing in a refrigerator that lets you view the inside of the fridge from your phone.

Avoid cooking messes

When cooking with raw meat or messy ingredients, otherwise mindless tasks like opening the trash and turning on the faucet can become a challenge. Home cooks risk spreading the mess - and germs - in the cooking process. Consider upgrading your Touch2O Delta faucet with VoiceIQ Technology to pair with Amazon Alexa or Google Assistant to turn the water on and off. Not only do you contain the mess, but you also practice cleanliness in the kitchen while keeping the faucet spotless. Voice-controlled trash cans are also handy investments, encouraging the rest of the family to join in on the cleaning process.

Next time you’re in the kitchen, consider the latest “smart” advances that can solve your kitchen challenges.
Refrigerator organization 101: 4 tips for reducing food waste

(BPT) — Fresh ingredients can turn any meal into a masterpiece. But there’s nothing more disappointing than finding fresh, farmer’s market produce spoiled in your refrigerator before you use it.

Food waste is a growing concern for Americans. According to the U.S. Department of Agriculture, one-third of all available food is thrown out, wasting about one pound of food per person every day.

Did you know that how you organize your refrigerator can prevent food waste by keeping your items at peak freshness? Simply keeping items in view can help half the battle, but new innovations in refrigeration make the whole process easier.

These four tips for refrigerator organization will help ensure your items are stored correctly, helping your food stay fresher, longer.

1) Reduce overcrowding

Many foods are commonly refrigerated that do not need to be, which leads to overcrowding and the likelihood that items may become lost or buried. Knowing the best place to store your food for maximum freshness enables you to more efficiently organize your refrigerator.

By storing fruits like whole melons on the counter, you’ll not only optimize flavor, but also have more space in the fridge. The same goes for tomatoes and avocados.

Bread dries out in the refrigerator and nuts can lose their flavor. Store these items in a cool space along with your potatoes, onions and garlic, again freeing up space in the fridge.

Condiments like hot sauce or soy sauce containing a lot of vinegar or sodium (which prevent bacterial growth), as well as coffee, can be stored in your pantry. Storing these foods elsewhere means more room for the items that really need refrigeration so you can maximize space.

2) Store produce correctly

Avoid washing fresh vegetables or berries before refrigerating, as moisture can spoil produce faster. Store produce that emits ethylene gas – part of the normal ripening process – like apples, ripe bananas and tomatoes, separately from ethylene-sensitive produce like peppers, leafy greens, peaches and avocados. Storing them together can cause the sensitive produce to spoil faster.

Tip: Choose one drawer for fruits and one for vegetables with heavier items on the bottom to prevent delicate items from being crushed.

Look for refrigerators with innovative systems that help preserve produce. New Bosch counter-depth refrigerators, for example, utilize a four-point FarmFresh System that features technologies to help keep your food fresher, longer. VitaFreshPro offers pre-programmed freshness settings that automatically optimize temperature and humidity levels at the touch of a button to remove the guesswork. A FreshProtect Filter slows the ripening process by absorbing naturally occurring ethylene gas emitted from fruits and vegetables. MultiAirFlow circulates cool air for a consistent temperature, while AirFresh Filter absorbs unwanted odors, ensuring optimal freshness.

3) Make things easy to see

Store leftovers and other foods in clear storage containers so everything is visible, making container with the date. Avoid shelving shorter items behind taller items, which makes them virtually invisible. Instead, store items on shelves suited or adjusted to their height, arranging similar items together so they’re easier to find.

So, how can the right refrigerator make things easier? The Bosch French Door Bottom Mount counter-depth refrigerator brings your contents into view with LED lighting from corner to corner. Its customizable FlexBar provides a solution for typically unused space in the upper cavity by raising items up and offering the ability to rearrange shelves so small condiment jars, eggs, wine bottles and more have an easy-to-see-and-reach home. The refrigerator also provides a full-width chiller drawer, split adjustable shelving and gallon door bins for larger items.

4) Avoid freezer burn

Reducing air exposure prevents freezer burn. Double-wrapping items in foil or plastic wrap helps, but any food left in the freezer too long may develop freezer burn. Although eating food with freezer burn isn’t harmful, it can ruin the ingredient’s texture and flavor.

Tip: Date frozen food and use oldest items first.

While the design of many bottom mount freezers can result in a dark bottomless pit that is difficult to organize, the new Bosch French Door Bottom Mount refrigerators offer an illuminated three-tier freezer design, allowing you to open the freezer and easily see everything quickly. With three layered drawers that easily slide in and out, no matter what you choose to store in each tier – a large turkey in the bottom, Friday night pizzas in the middle or butter and Popsicles on the top – this thoughtful design ensures nothing will become lost or buried in the freezer.

Home safe home: Protect your children with these 5 easy tips

(BPT) — We all like to think of our homes as secure havens where our families can retreat from the world in peace and comfort.

While most of us do everything we can to protect our children from harm, records show that in the U.S. some 2,000 children 14 and younger succumb to preventable injuries in the home caused by burns, suffocation, drowning, firearms, falls, choking or poisoning. That’s why it’s important to stay vigilant when checking for potential safety hazards in and around our places of residence.

Take the time to evaluate whether your home is as protected as it can possibly be from preventable accidents. Consider using the following checklist as you take a close look at potential safety hazards in your home.

What areas could make your child trip or fall?

Staircases and other drop-offs should be closed off to small children through well-designed safety gates. Handrails, flooring and floor coverings should be firmly affixed, and indoor and outdoor stairs and walkways should all be well-lit and free of clutter. Non-slip flooring and support bars should also be added to showers.

Could your window coverings be a safety hazard?

Corded window coverings can pose a threat to safety, since young children can easily become entangled in the pull cords and inner cords. Your best alternative? For homes with young children, only use cordless window covering products, or those with inaccessible cords. Look for the Best for Kids™ label that shows they’ve been third-party tested for optimal safety around young children.

The improved coverings are now available in a range of colors and styles designed to enhance any room in your home. Move cribs, beds, toys and furniture away from windows where children may be tempted to play with coverings, advises the Window Covering Safety Council.

Is poisoning a possibility?

Keep prescription and over-the-counter medicines, as well as potentially harmful household products, out of reach of children through cabinet locks and other preventative measures. Be cognizant of advisable limits on pain relief medications, and stay aware of which medicines (and for adults, alcoholic drinks) should never be mixed.

Are you protected against fires and carbon monoxide?

Ensure working smoke alarms and carbon monoxide detectors are placed at recommended intervals throughout your home, then check their batteries on a regular schedule. And families should conduct fire drills twice annually to ensure everyone knows what to do in the event of emergency.

Are you aware of drowning hazards?

It seems hard to believe, but young children are capable of drowning in just an inch or two of water. That means any form of standing water, including bathtubs, pools, water features and fountains, can be a threat. Pools should be protected with fences of at least 4 feet in height that include self-closing, self-latching gates. As a rule of thumb, children should remain within your grabbing distance if they’re in a bath or otherwise around standing water.

Being aware of potential safety hazards in the home, both obvious and hidden, is important to protecting your family from harm. Take time today to address any in-home elements that could possibly pose a threat.
5 Judson Parkway, Gloversville
$299,900
Gorgeous early 30’s colonial on a beautiful tree lined street with center benches. Over 2000 sq ft perfect for holiday parties entertaining and family get togethers. 3 bedrooms, 3 full baths, gourmet kitchen and family room.

278 Steers Rd., Broadalbin
$215,000
Are you looking for lots of living space, lots of outdoor space and a desirable area and school district? Then come take a look at this 3,400 square foot home in the Broadalbin-Perth School district. 3 beds, 2 baths, 2 car garage.

165 County Hwy 123, Mayfield
$159,900
Recently remodeled year round home with a 10 ft permit on the Great Sacandaga Lake! 2 bedrooms with large living room/designing room. New furnace, pellet stove, kitchen & paint. Affordable living with lake access!

580 County Hwy 146, Town of Johnstown
$149,900
Extra spacious 1957 Double wide with inground pool, large 30 x 30 metal storage, 2 car garage, carport, shed…sitting on 1.3 acres. 3 bedrooms, 1.5 baths, bonus room on 3rd floor.

108 Woodlawn Dr., Town of Johnstown
$264,900
Beautiful 14 year old custom ranch that has recent upgrades including new hardwood flooring, kitchen countertops & appliances, new carpet & more. Almost 2000 sq ft of living space in lovely neighborhood close to lakes & city amenities. 3 beds, 2 baths, new hardwood flooring, hot water heater…turn key!

515 State Hwy 29A, Gloversville
$194,900
In the Town of Mayfield & Mayfield School District sits this newly renovated 3 bedroom ranch on over 2 acres! Living room plus family room and large high ceiling basement plus it all the room you will need! 2 car attached garage, lots of outdoor space!

6 Gillen Terrace, Gloversville
$89,900
Wonderful family home close to hospital, golf course & just minutes to the lake, old area. Large, open kitchen and dining area with fireplace and loads of built ins. 3 bedrooms, 1.5 baths, new hardwood flooring, lots of built ins.

170 S Kingsboro Ave., Gloversville
$69,900
Affordable Cape Cod with finished lower level for a lot more living space than is apparent from the street view. Large eat in kitchen and spacious living room with 3 bedrooms and fall bath on main floor. Lower level has kitchenette, bathroom, rec room and more!

19 West St., Gloversville
Call for more details…$79,900

125 Lincoln St., Gloversville
Just $31,500
This is for the handyman or investor. 3 bedroom, 1.5 baths. Some new windows, vinyl siding. Great open first floor living area. Looking for cash offers.

14 McLaren St., Gloversville
$24,900
This is for the handymen or investor. 3 bedroom, 1.5 baths. Some new windows, vinyl siding. Great open first floor living area. Looking for cash offers.

113 Hoosac St., Johnstown
$34,500
Inexpensive starter home or great investment opportunity with this 3 bedroom home. Large living room, bedroom and bath on 1st floor. Large kitchen with laundry out in kitchen…lots of living space.

116 County Hwy 102, Town of Johnstown
$139,900
Cozy 2 bedroom cottage, easy to heat and maintain with panoramic views of the mountains or 1.3 acres. Lots of natural light and the convenience of one floor living. Over sized garage with partially fenced in yard.

170 S Kingsboro Ave., Gloversville
$44,900
Totally renovated, move in condition with an enormous back yard! 3 bedrooms, 2 full baths, eat in kitchen, laundry on the main floor. Private back on the side yard, shed on back lot.

44 W. 8th Ave., Gloversville
Just $39,500
Single family investment property or great starter home at a very reasonable price! 3 bedroom, 2 baths, 1400 sq ft of living space. Newer electric service, hot water heater…turn key!
Elevate your home decor through minimalism

(BPT) — The latest trends in home decor reveal a desire for a feeling of tranquility and calmness, perhaps as a response to today’s overly busy and distracted lifestyles. From Marie Kondo’s decluttering craze to a return to natural materials in home decor, everyone is looking for a way to create a peaceful, less hectic inner space. When it comes to home decor, less is definitely more.

How can you tap into this yen for a little more Zen?

1. Simplify your design strategy

When revamping your room to create a more minimalist effect, choose a limited color palette, meaning one to three colors at most. Select mostly more muted or neutral colors, though you can use one vivid color in a piece of furniture or art to grab the spotlight. Let the textures of the materials that you use for the floors, walls, ceilings and furnishings — whether they are natural wood, stone, ceramics, glass, tile, fabrics or canvas — create the room’s visual interest instead of yesterday’s too-busy colors and patterns. Choose a couple of contrasting textures, like glass and reclaimed lumber, or woven fabric and stone, to highlight in the room for the best effect.

2. Declutter your spaces

Decide what items you really want and need to be in each room and get rid of the rest — or find a way to store it neatly, preferably out of sight.

Of the greatest visual clutter culprits today comes from technology. It’s hard to know what to do with the mass and tangle of cords from all the latest gadgets, power strips and chargers everyone uses in their homes.

To streamline the technology you use for viewing TV, movies and more, a product from LG Electronics USA can solve your cord clutter problem and turn your living room into an amazing home viewing theater. The LG CineBeam AI ThinQ 4K Laser Projector (HU85LA) creates an impressive 90- to 120-inch cinematic screen by placing it just 2.2 to 7.2 inches away from the wall, needing no complicated installation. With its streamlined and compact design, the state-of-the-art projector incorporates LG’s ThinQ AI and has the Google Assistant built-in so you can control your compatible smart home devices with just your voice.

3. Choose furnishings with clean lines

When you’re selecting new furniture for your minimalist rooms, look for high-quality, standout pieces designed with clean lines, with no fussy design details or busy patterns. Don’t acquire more furniture than the room really needs. Chances are you can do without all those end tables and extra chairs.

Make one exceptional, stylish piece of furniture be the focal point for each room, and don’t over-furnish or over-decorate the space around it. Then avoid the urge to smother the couch or sectional with tons of blankets and throw pillows. Let the furniture speak for itself.

4. Streamline artistic expression

Instead of filling every wall with pictures, choose just one accent wall, eliminating excessive decor elements around it. Let one work of art dominate that space, reducing any competition for attention.

The LG CineBeam Laser Projector can display a chosen photograph or work of art on your accent wall. With 8.3 million pixels, it delivers impeccable precision and detail at four times the resolution of full HD, along with incredibly vibrant color reproduction. It works without the need to darken the room around it, using gentle light that produces clear images without any harsh brightness.

5. Leave plenty of open space

Resist the urge to fill every corner and surface of the room with ornaments and knickknacks. It’s the open space, unencumbered by any visual clutter, that creates the feeling of calm and tranquility you’re craving.

And if you’re lucky enough to have a great view out the window, install only simple, streamlined window treatments — or no window treatments at all — to highlight that view.

Minimalist decor is all about making careful choices and choosing the best quality furnishings and decor over quantity of items. You can turn any room into a beautiful showcase that you’d be happy to entertain and live in, with some thoughtful decision-making. To learn more about improving your home technology, visit LG.com.

(BPT) — With cooler days and temperate weather, fall is a good time to get outdoors and tackle some larger home projects, as well as prep your home for winter.

“Cold weather can wreak havoc on your house, leaving you with a long list of repairs,” said Cathy McHugh, director, brand management at DAP. “It’s important to take preventative action now so you can enjoy the coming weather change, rather than making costly repairs later.”

Don’t know where to start? Here are the top five “must-do” repairs from the experts at DAP.

Refresh around windows and doors

Temperature fluctuations and weather extremes can cause cracks and crumbling in sealants around windows and doors. The resulting gaps allow air to creep inside, putting your energy bills on overdrive. In addition, if current sealant has any dirt build-up, the hot and humid weather of summer can foster mold and mildew. Protect your home and give your windows and doors a refresh and waterproof seal that stands up to the elements by applying a new exterior sealant like Dynaflex Ultra Advanced Exterior Sealant that will provide long-lasting all-weather, waterproof protection, resisting dirt build-up and water absorption. It also comes with a lifetime mold-, mildew- and algae-resistant guarantee. It’s easy to apply and is paint-ready in just an hour, allowing you to quickly repair problem areas.

4 home fix-ups for fall

Repair imperfections and surface damage

It’s important to take a walk around your property and inspect your home and outdoor living areas for surface damage issues caused by hail, wind and heavy rain. Common damage includes cracks in sidewalks and driveways, as well as chips in siding. Address problem areas like these with an exterior filler, which can fill in exposed, vulnerable areas and prevent further damage. To save time and money, choose a multipurpose filler designed specifically for exterior repairs like Platinum Patch Advanced Exterior Filler, formulated with innovative WeatherMaxTechnology for long-lasting, all weather protection. The mold-, mildew- and algae-resistant formula creates a durable bond that prevents discoloration, as well as cracking and crumbling over time. It is sandable and paintable and offers superior adhesion to porous and non-porous building materials such as brick, concrete, metal, composite or wood decks, vinyl or fiber cement siding, PVC trim board and more.

Inspect your roof

Start by making a simple visual inspection of your roof. Before hauling out the ladder, use binoculars or zoom in with a smartphone camera to spot obvious damage. If your roof has a relatively flat surface and you feel comfortable on a ladder, then go up for a closer look. Shingles that are cracked, buckled, loose or are missing granules need to be replaced. And of course, while you’re up there, be sure to clear any clogged gutters to prevent potential water damage.

Prepare your furnace for fall

Now is the time to prepare your furnace for fall. Change the filter, clean vents and remove any dirt or dust that has settled on the unit and connections. If you suspect problems, schedule a professional to check it out now — rather than wait until temperatures drop.

For more information to help tackle your to-do list, visit DAP.com.
Top tips to protect valuables from extreme weather disasters

(BPT) — Natural disasters cost Americans $91 billion in damages in 2018, according to the National Oceanic and Atmospheric Administration.

With parts of the country in the midst of peak hurricane season, and other regions of the country approaching the dangerous wildfire and flooding seasons, experts emphasize the importance of safeguarding key assets, especially those irreplaceable personal and financial documents.

“As the number of extreme storms in the U.S. continues to rise, so does the importance of protecting your assets like sentimental family photos, wills, insurance/tax documents and more,” advises Cheryl Nelson, a certified instructor at FEMA’s National Disaster Preparedness Training Center (NDPTC).

“We can’t always predict exactly when natural disasters will strike, but we can take proactive steps to safeguard the things we deem irreplaceable.”

In observance of National Preparedness Month in September, the Master Lock Company and Nelson partnered to offer insights and advice for safeguarding valuables from the unexpected.

Safeguard your irreplaceable belongings. Whether you’re waiting out a storm or must quickly vacate your home, your most important papers, records, photos, valuables and heirlooms will be more secure when stored in a fire- and water-protected safe, such as the durable SentrySafe Fire/Water Chest. SentrySafe Combination Fire/Water Safe or portable SentrySafe Fire/Water Safe.

Maintain digital copies. Plan ahead for contingencies by storing copies of your most essential documents safely in the cloud, as well as portable flash drives. Free apps for Android and iOS phones make it easy to scan documents for that purpose.

Consider moving expensive artwork, antiques, looms will be more secure when stored in a fire- and water-protected safe, such as the durable SentrySafe Combination Fire/Water Chest. SentrySafe Combination Fire/Water Safe or portable SentrySafe Fire/Water Safe.

Inventory items that could potentially save your family the importance of a plan in the area.

• Build a personal and family plan. Communicate with your family the importance of a plan in the case of a disaster. Ready.gov has a template for you to get started, such as, practicing family drills (how to escape your home if there was a fire) and establishing a reunification point (where to meet up if you get separated).

• Touch base with neighbors. Involve your close neighbors in your family and disaster plan. Discuss the skills you may have that would help in an emergency and help one another by sharing resources and ways you can support each other.

• Gather supplies, also known as a go-bag, which has emergency items that could potentially save your life in an emergency.

• Safeguard documents. Ensure that all important and critical documents are kept safe in a waterproof and fire prevention safe. Scan or take pictures of important documents and email them to yourself for safekeeping in an email folder or in a cloud account. Documents such as your Social Security card, driver’s license, medical insurance card, homeowners or rental insurance policy should be put away for safety.

• Participate in a preparedness class. FEMA has disaster preparation courses that are available online and in a location near you. Visit the FEMA website to find more information on these courses.

• Check your insurance policy. Review your coverage and talk to your insurance provider if you have any questions beforehand.

• Make sure your property is safe. Check your property for any improvements that can be made to reduce potential injury or property damage. Ensure all outdoor furniture is moved to a safe area and that you take the proper precautions based on the type of weather.

• Be aware of fraud. Unfortunately, there are fraudsters taking advantage of disasters to prey on those in need. Some of the most common approaches include rehab scams, FEMA support scams or an increase in phishing emails. Stay aware and check out FEMA’s website for more information.

For more on ways you can prepare visit USAA.com/help.
If you wish to **SELL, WANT RESULTS & SUPER CUSTOMER SERVICE**, let me help you! Call Today!

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**NEW LISTING**  
**$169,900**  
2 E. State St, Johnstown  
Nicely Stately Colonial, 4 BDRMs, 2 Full Baths, dates back to 1700’s, features Tom’s of Character, yet Modern Style throughout, over 2,300 sq. ft. of spacious living, wide plank wood floors, new siding, 2 car garage & nice yard to enjoy.

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**NEW LISTING**  
**$229,000**  
432 McDougall Rd, Pattersonville  
Immaculate 3 BDRM, 1.5 Bath home with a STUNNING VIEW to enjoy every day of the year. Cathedral Ceilings, Fireplace to enjoy & 1/2 of the Basement is Finished.

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**REDUCED**  
**$275,000**  
359 State Highway 28, Johnstown  
This super cute 3 BDRM, 1.5 Bath home with 3 Car Garage, sits on 14.40 +/- Acres & offers you one Super Fabulous View! Impeccably Kept, Cathedral Ceilings & just all around Beautiful. Annual taxes are only $4,826.

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**NEW LISTING**  
**$199,900**  
139 Johnson Ave, Johnstown  
Come check out this 4 BDRM, 2 Full Bath Home that is situated on 41 +/- Beautiful Acres. We have a large 3 level barn to use for a garage, storage or your hobby farm. Located just outside the City of Johnstown, but has City Water.

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**NEW LISTING**  
**$175,000**  
76 Stewart St, Amsterdam  
Stunning 4 BDRM, 2 Full Bath home that is completely unique from any other home in the City of Amsterdam. You have to come check the former carriage house out! Cathedral & Vaulted Ceilings. Situated on a Corner Lot.

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**NEW LISTING**  
**$209,900**  
248 Main Street, Ft. Hunter  
HUGE BEAUTIFUL HOME that SCREAMS CHARACTER! It features a total 22 Rooms, 4 bay carport, large garage, nice yard and centrally located. Only mins. to Amsterdam or Fultonville on NYS Thruway Exit.

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**REDUCED**  
**$405,000**  
194 Bagden Rd, Broadalbin  
Beautiful Contemporary 4 BDRMS, 2 Full Baths, car garage, 4.9 +/- acres situated at the top of a long, paved driveway which offers you your own private haven. Short drive to the Great Sacandaga Lake and Saratoga. Amazing stone work & concrete ceilings, fireplace, 1st floor laundry, New Furnace & New Roof.

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**NEW LISTING**  
**$165,000**  
107 W. Madison Ave, Johnstown  
Stunning 4 BDRM, 1.5 Bath Victorian Home with Fabulous Detailed High Ceilings, Wood Floors, 1 Car Garage & small fenced in yard. A must see to truly appreciate.

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**NEW LISTING**  
**$374,900**  
110 Clair Terrace, Johnstown  
This 3 BDRM Ranch sits on top of a hill so you can take in thousands of miles of elaborate views of the Valley & Mountainside. Situated on 47 +/- Acres for your piece of heaven. Boasts original 3 bay garage, small fenced yard, family room surrounded by windows enjoy your view all year long.

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**NEW LISTING**  
**$159,900**  
30 S. East Ave, Johnstown  
Very Nice 3 BDRM home, 2 Car Garage & 2 extra outbuildings for lots of storage space. Home has a Beautiful Custom Made Kitchen with Corian Countertops, updated Bath with Ceramic Tile & Granite & a stunning fireplace in the living room. A Must See at this price!

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**NEW LISTING**  
**$224,900**  
152 State Highway 161, Amsterdam  
Located just a few miles from Amsterdam NYS Thruway Exit for an easy commute to this 13 year old, 3 BDRM, 2 Full Bath Ranch home, 1st floor laundry, a sunroom, extra storage building, 2 car garage, paved driveway, general generator, 1.6 +/- Acres & so much more to offer you! Come see it!

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**NEW LISTING**  
**$234,000**  
1329 Ridge Rd, Broadalbin  
We have just over 2,200 sq. ft. that has been completely remodeled in this 3 BDRM, 1.5 Bath Home. New Kitchen, New Appliances, New Roof, freshly painted, 2 car garage, just under 1/2 acre and a stone throw away is Galway Lake to view & enjoy.

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**NEW LISTING**  
**$190,000**  
3614 State Highway 30, Mayfield  
3 BDRM Ranch Home with a Large 3 Car Garage & a 4th Bay designed as a Car or RV port. Only minutes to the Great Sacandaga Lake if you love boating & snowmobiling. This garage has room for all the toys! Call Gretchen Salvione cell (518) 848-1843 to view.

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**NEW LISTING**  
**$89,000 & $25,000**  
251-253 Brookside Ave, Amsterdam  
Duplex - Townhouse Style. Both units are for sale so you could own the entire building. Both units are 3 BDRMS, one has 1.5 Baths and one has 1 Full Bath. Both have a smaller fenced yard. Call Gretchen Salvione, NYS Licensed Real Estate Salesperson on her cell at (518) 848-1843 for details.

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**NEW LISTING**  
**$324,000**  
808 Union Mills Rd, Broadalbin  
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