**WELCOME TO 70 TOWN OFFICE RD.**

Welcome to this stunning colonial-style home with a modern farmhouse flair, located in the heart of Brunswick, NY, within the highly-regarded Brittonkill Central School District. Nestled on 9.68 acres, this exceptional property blends timeless elegance with rustic charm, offering the perfect country retreat while being just a short drive from Albany, shopping, and key travel hubs.

 **Home Features:**

This spacious 7-bedroom home, with an office and library room, exudes classic colonial architecture complemented by modern farmhouse details. The beautifully updated kitchen is designed for both functionality and style, featuring sleek countertops, modern appliances, and a cozy, farmhouse-inspired ambiance. Whether hosting family dinners or casual gatherings, this space is perfect for entertaining.

The finished basement adds valuable living space, offering endless possibilities to transform a bedroom into a game room, media center, or guest quarters. Throughout the home, heavy-duty framing, a cozy wood stove, and 4 heat/AC splitters ensure comfort and durability for years to come.

**Modern Farmhouse Charm**:

Step inside and you'll immediately notice the perfect balance of colonial grandeur and farmhouse warmth. The full-length covered front porch invites you to relax with a cup of coffee, while the expansive covered deck in the back is ideal for hosting barbecues or enjoying the peaceful surroundings.

The home’s interior boasts two laundry rooms for convenience, while the attached garage and carport offer ample storage and parking. Additionally, the high-output Generac generator ensures you’re never without power, providing peace of mind in any weather.

**Outdoor Living & Amenities**:

Set on 9.68 acres, this homestead offers more than just a beautiful home. Enjoy country living at its finest with an in-ground swimming pool for warm summer days and a versatile tennis court that also serves as a basketball court, complete with shuffleboard markings and lighting for evening fun.

The property features six outbuildings, including a fortress-like pole barn with a finished floor, a two-car garage, and workshop space. The barn also includes a loft, four stalls for livestock, two Brock feed bins, and water and electric access, perfect for those looking to embrace a more sustainable lifestyle. A fenced corral, pasture areas, and a tranquil pond enhance the property's rural charm.

**Easy Access & Commute**:

Though nestled in a peaceful country setting, this property offers easy access to nearby shopping, Albany, Albany International Airport, and the Rensselaer Amtrak station—making travel to New York City and beyond quick and convenient. It’s the ideal balance between serene country living and modern accessibility.

**Future Potential**:

With plenty of road frontage, this property is divisible, offering future opportunities for development or expansion. The house is also well-suited for rental income, with private entrances and ample parking, making it a versatile investment.

**Additional Features**:

- Root cellar/shelter for food storage or emergency use

- Attached garage and carport

- Heavy-duty framing and wood stove

- 4 heat/AC splitters for year-round comfort

- Secondary well with hand pump for backup water supply