



\$449,900

## 1 BROOKLINE DRIVE, CLIFTON PARK, NY 12065

<https://fallatigroup.com>

Welcome to this pre-inspected, 4 bedroom, 3 full bath Colonial in sought after Country Knolls West. Perfectly positioned on a corner lot in an established neighborhood, you'll step inside and see a floor plan that just makes sense. French doors open to the living room, while the sun filled family room features a wood burning fireplace (also pre-inspected!) that anchors the space beautifully. A formal dining room and eat-in kitchen provide the right mix of everyday function and hosting flexibility. A full bath is already in place on the first floor, and the nearby office offers a smart option for a first floor bedroom, if needed. Upstairs, four well proportioned bedrooms provide comfortable space for furniture that actually fits. The primary suite [...]

- 4 beds
- 3 baths
- Single Family Residence
- Residential
- Pending

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### Basics



**Date added:** Added 1 month ago  
**List Office Name:** Suzanne Prezio Properties, Inc  
**List Agent Office Phone:** 518-577-6571  
**County:** Saratoga  
**Subdivision Name:** Country Knolls West  
**Category:** Residential  
**Status:** Pending  
**Bedrooms:** 4 beds  
**Half baths:** 0 half baths

**MLS ID:** 202612740  
**List Agent Email:** Suzanne@suzanneprezio.com  
**Days On Market:** 4  
**Living Area sqft:** 2600  
**Lot Size Acres:** 0.43 acres  
**Type:** Single Family Residence  
**Total Rooms:** 14  
**Bathrooms:** 3 baths  
**Year built:** 1985

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## Virtual Tour

**Virtual Tour:** <https://app.doaudiotours.com/branded?id=17341&lang=en-US>

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## Directions

**Directions:** Exit 10, left on Van Patten to Lacosta to Greensboro. Right on St Andrews. Right on Brookline.

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## Building Details

**Construction Materials:** Vinyl Siding  
**Garage:** 1  
**Garage Spaces:** 2  
**Roof:** Asphalt  
**Doors:** French Doors, Sliding Doors

**Patio & Porch:** Deck  
**Attached Garage:** 1  
**Basement:** Exterior Entry, Finished, Full, Heated, Interior Entry, Walk-Out Access  
**Architectural Style:** Colonial  
**Fencing:** Wood

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## Interior Features



**Floor Covering:** Carpet, Ceramic Tile, Linoleum

**Cooling:** None

**Fireplace:** 1

**Interior Features:** High Speed Internet, Paddle Fan, Walk-In Closet(s), Ceramic Tile Bath, Chair Rail, Eat-in Kitchen

**Laundry Features:** In Basement

**Heating:** Baseboard, Hot Water

**Appliances:** Built-In Gas Oven, Dishwasher, Disposal, Gas Water Heater, Range Hood, Washer/Dryer, Water Softener

**Fireplace Features:** Family Room, Wood Burning

**Above Grade Finished Area Source:** CRS

**Bathrooms Full:** 3

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## Exterior Features

**Parking:** Attached, Driveway, Garage Door Opener, Off Street, Paved

**Lot Size Units:** Acres

**Lot Features:** Sloped, Sprinklers In Front, Sprinklers In Rear, Corner Lot

**Exterior Features:** Drive-Paved

**Lot Size Area:** 0.43

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## Amenities & Features

**Sewer:** Public Sewer

**Electric:** 200+ Amp Service, Circuit Breakers

**Security Features:** Smoke Detector(s), Carbon Monoxide Detector(s)

**Water:** Public

**Spa:** Jet Tub

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## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$7,446

**Tax Lot:** 16.000

**Special Listing Conditions:** Standard

**Tax Block:** 1

**Tax Tract:** 259.18

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## School Information



