



**\$314,900**

## **1 VELINA DRIVE, GUILDERLAND, NY 12203**

<https://fallatigroup.com>

Perfect opportunity to move right into this well maintained Guilderland ranch home!! Newer roof, windows, water heater and electric service. GRIZZLE Avalanche Edition car charger. Fenced yard with patio and two sheds. Backs up to the Pine Bush Preserve! Schedule your showing today!

- 3 beds
- 1 bath
- Single Family Residence
- Residential
- Active

### **Basics**



**Date added:** Added 4 days ago

**List Office Name:** Coldwell Banker Prime Properties

**List Agent Office Phone:** 518-210-5703

**County:** Albany

**Lot Size Acres:** 0.32 acres

**Type:** Single Family Residence

**Total Rooms:** 7

**Bathrooms:** 1 bath

**Year built:** 1951

**MLS ID:** 202610832

**List Agent Email:** ffierro@cbpp.com

**Days On Market:** 3

**Living Area sqft:** 1017

**Category:** Residential

**Status:** Active

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

## Directions

**Directions:** Route 20 (Western Avenue) to Gipp Road to Velina Drive.

## Building Details

**Construction Materials:** Vinyl Siding

**Garage:** 1

**Basement:** Full, Sump Pump

**Architectural Style:** Ranch

**Patio & Porch:** Patio

**Garage Spaces:** 1

**Roof:** Asphalt

**Fencing:** Vinyl, Back Yard, Chain Link, Fenced, Gate

## Interior Features

**Floor Covering:** Ceramic Tile, Hardwood

**Cooling:** Central Air

**Above Grade Finished Area Source:** Public Records

**Bathrooms Full:** 1

**Heating:** Forced Air, Natural Gas

**Appliances:** Dishwasher, Disposal, Gas Oven, Microwave, Range Hood, Tankless Water Heater, Washer/Dryer

**Laundry Features:** In Basement



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# Exterior Features

<b>Parking:</b> Driveway, Garage Door Opener, Paved	<b>Exterior Features:</b> Drive-Paved
<b>Lot Size Units:</b> Acres	<b>Lot Size Area:</b> 0.32
<b>Lot Features:</b> Level, Private, Cleared, Landscaped	<b>View:</b> Trees/Woods

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# Amenities & Features

<b>Utilities:</b> Cable Available	<b>Sewer:</b> Public Sewer
<b>Water:</b> Public	<b>Electric:</b> 200+ Amp Service

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# Financial

<b>Possession:</b> At Closing	<b>Special Listing Conditions:</b> Standard
<b>Tax Annual Amount:</b> \$5,193.52	<b>Tax Block:</b> 2
<b>Tax Lot:</b> 8.000	<b>Tax Tract:</b> 52.05

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# School Information

<b>Elementary School:</b> Guilderland	<b>High School:</b> Guilderland
<b>High School District:</b> Guilderland	

