



**\$349,000**

## **100 PRESTIGE DRIVE, GUILDERLAND, NY 12303**

<https://fallatigroup.com>

Move right into this spacious raised ranch located in a desirable neighborhood within the Guilderland school district. This home offers 4 bedrooms and 1.5 bathrooms with plenty of space for family and guests. Enjoy summer days in the beautiful inground pool, within the fenced-in backyard-perfect for relaxing or entertaining. Recent upgrades include a newer roof. Conveniently located near shopping, dining and major routes. Schedule your showing today!

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

### **Basics**



**Date added:** Added 2 months ago

**List Office Name:** Howard Hanna Capital Inc

**List Agent Office Phone:** 518-331-1197

**County:** Albany

**Lot Size Acres:** 0.69 acres

**Type:** Single Family Residence

**Total Rooms:** 9

**Bathrooms:** 2 baths

**Year built:** 1972

**MLS ID:** 202521840

**List Agent Email:** mariajurczynski@howardhanna.com

**Days On Market:** 5

**Living Area sqft:** 1912

**Category:** Residential

**Status:** Pending

**Bedrooms:** 4 beds

**Half baths:** 1 half bath

**Zoning:** Single Residence

## Directions

**Directions:** Rt 146 to Lone Pine Rd to a left on Prestige Dr. The home is on the right.

## Building Details

**Construction Materials:** Aluminum Siding, Brick

**Garage:** 1

**Basement:** Slab

**Architectural Style:** Raised Ranch

**Patio & Porch:** Patio

**Garage Spaces:** 1

**Roof:** Asphalt

**Fencing:** Back Yard, Privacy

## Interior Features



**Floor Covering:** Carpet, Hardwood

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** High Speed Internet, Ceramic Tile Bath

**Laundry Features:** Laundry Room, Main Level

**Heating:** Forced Air

**Appliances:** Dishwasher, Range, Range Hood, Refrigerator

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

**Above Grade Finished Area Source:** See Remarks

**Bathrooms Full:** 1

## Exterior Features

**Parking:** Driveway, Paved

**Lot Size Units:** Acres

**Lot Features:** Level, Cleared

**Exterior Features:** Drive-Paved, Lighting

**Lot Size Area:** 0.69

## Amenities & Features

**Sewer:** Septic Tank

**Pool Features:** In Ground

**Water:** Public

## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$7,251

**Tax Lot:** 16.000

**Special Listing Conditions:** Standard

**Tax Block:** 1

**Tax Tract:** 27.07

## School Information

**High School:** Guilderland

**High School District:** Guilderland

