



\$764,900

## 1079 MERLIN DRIVE, NISKAYUNA, NY 12309

<https://fallatigroup.com>

Luxury awaits in this Niskayuna schools gem, featuring 4 beds, 4 baths, and an open floor plan flooded with sunlight. Indulge in the professionally designed and decorated interior, including a knock your socks off primary suite. I LOVE the multiple decks and outdoor spaces making indoor-outdoor access and time spent seamless! Enjoy the convenience of a fully fenced backyard and quick access to the Mohawk Hudson bike path. Lower level walk out can be used as an apartment. Experience refined living and adaptability in this meticulously crafted home.

- 4 beds
- Single Family Residence
- Residential
- Active

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### Basics



**Date added:** Added 6 months ago

**MLS ID:** 202414043

**List Office Name:** Four Seasons Sothebys  
Int RE

**List Agent Email:** maria.barr@fourseasonssir.com

**List Agent Office Phone:** 518-857-6396

**County:** Schenectady

**Living Area sqft:** 3635

**Lot Size Acres:** 0.42 acres

**Category:** Residential

**Type:** Single Family Residence

**Status:** Active

**Total Rooms:** 16

**Bedrooms:** 4 beds

**Half baths:** 1 half bath

**Year built:** 1965

**Zoning:** Single Residence

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## Directions

**Directions:** Northway to Exit 7 head west on Route 7 (Troy-Schenectady Road), go 4 miles make a right onto Pinecrest Drive to a Right onto Merlin Drive, home is on the left.

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## Building Details

**Construction Materials:** Stucco,  
Vinyl Siding

**Patio & Porch:** Pressure Treated Deck, Side Porch,  
Wrap Around, Awning(s), Covered, Deck, Patio, Porch

**Garage:** 1

**Attached Garage:** 1

**Garage Spaces:** 2

**Basement:** Apartment, Bath/Stubbed, Exterior Entry,  
Finished, Full, Heated, Interior Entry, Walk-Out Access

**Roof:** Asphalt

**Windows:** Display Window(s)

**Property Condition:**  
Updated/Remodeled

**Architectural Style:** 1 Family + In-Law, Custom

**Doors:** French Doors

**Fencing:** Vinyl, Back Yard, Full, Privacy

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## Interior Features



**Floor Covering:** Ceramic Tile, Hardwood

**Cooling:** Attic Fan, Central Air

**Fireplace:** 2

**Interior Features:** High Speed Internet, Paddle Fan, Vaulted Ceiling(s), Walk-In Closet(s), Built-in Features, Cathedral Ceiling(s), Ceramic Tile Bath, Chair Rail, Crown Molding, Eat-in Kitchen, Kitchen Island

**Laundry Features:** In Basement, Laundry Room

**Bathrooms Total:** 4

**Heating:** Forced Air, Natural Gas, Wood

**Appliances:** Built-In Gas Oven, Convection Oven, Cooktop, Dehumidifier, Dishwasher, Disposal, Double Oven, Freezer, Gas Oven, Microwave, Oven, Range, Range Hood, Refrigerator, Washer/Dryer, Water Softener

**Fireplace Features:** Bedroom, Gas, Living Room, Wood Burning

**Above Grade Finished Area Source:** Estimated

**Bathrooms Full:** 3

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## Exterior Features

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

**Lot Size Units:** Acres

**Lot Features:** Level, Private, Garden, Landscaped

**Exterior Features:** Drive-Paved, Garden, Gas Grill, Lighting

**Lot Size Area:** 0.42

**View:** Garden

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## Amenities & Features

**Utilities:** Cable Available

**Water:** Public

**Pool Features:** Above Ground

**Sewer:** Public Sewer

**Electric:** 200+ Amp Service

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## Additional



**Buyer Agency Compensation:** 2.50

**Sub Agency  
Compensation:** 0.00

**Compensation Disclaimer:** The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

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## Financial

**Possession:** At Closing

**Special Listing Conditions:** Standard

**Tax Annual Amount:** \$10,620.29

**Tax Block:** 3

**Tax Lot:** 12.000

**Tax Tract:** 61.07

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## School Information

**Elementary School:** Birchwood

**High School:** Niskayuna

**High School District:** Niskayuna

