



\$410,000

**117 GARNETT LANE, GUILDERLAND, NY
12159**

<https://fallatigroup.com>

Price Improvement! Move right in to this fabulously updated, large townhome in the Guilderland school district. The convenience of this home's location is prime - close to shopping, major roadways, schools, Nanotech and ALB. Everything has been recently done here: all LVP throughout, kitchen, bathrooms, recessed lighting, windows, vinyl siding, garage door opener! Spacious and easy to maintain. This one is not to be missed!

- 3 beds
- 3 baths
- Townhouse
- Residential
- Active

Basics



Date added: Added 2 months ago
List Office Name: Venture Fox Realty Group LLC
List Agent Office Phone: 518-461-8518
County: Albany
Subdivision Name: Covington Woods
Category: Residential
Status: Active
Bedrooms: 3 beds
Half baths: 1 half bath

MLS ID: 202616220
List Agent Email: adaley@venturefoxrealty.com
Days On Market: 6
Living Area sqft: 1500
Lot Size Acres: 0.24 acres
Type: Townhouse
Total Rooms: 8
Bathrooms: 3 baths
Year built: 1986

Directions

Directions: Western Ave to Johnston Rd. to a left onto Garnett Ln. #117 on the left.

Building Details

Construction Materials: Vinyl Siding

Garage: 1

Garage Spaces: 2

Roof: Asphalt

Property Condition: Updated/Remodeled

Fencing: None

Patio & Porch: Deck

Attached Garage: 1

Basement: Finished, Full, Heated, Walk-Out Access

Windows: ENERGY STAR Qualified Windows

Doors: ENERGY STAR Qualified Doors, Sliding Doors

Interior Features



Floor Covering: Carpet, Ceramic Tile, Vinyl

Cooling: Central Air

Fireplace: 1

Interior Features: High Speed Internet, Paddle Fan, Vaulted Ceiling(s), Ceramic Tile Bath, Eat-in Kitchen

Laundry Features: Laundry Closet, Main Level

Heating: Forced Air, Natural Gas

Appliances: Dishwasher, Disposal, Microwave, Range, Refrigerator, Washer/Dryer

Fireplace Features: Wood Burning

Above Grade Finished Area Source: Public Records

Bathrooms Full: 2

Exterior Features

Parking: Attached, Driveway

Lot Size Units: Acres

Lot Features: Level, Landscaped

Exterior Features: Lighting

Lot Size Area: 0.24

Amenities & Features

Sewer: Public Sewer

Electric: 150 Amp Service

Water: Public

HOA Amenities: None

Fees

HOA Fee: \$150

HOA Fee Includes: Other

HOA Fee Frequency: Annually

Financial

Possession: At Closing

Tax Annual Amount: \$6,576

Tax Lot: 4.002

Special Listing Conditions: Standard

Tax Block: 1

Tax Tract: 62.08



School Information

Elementary School: Westmere

High School District: Guilderland

High School: Guilderland

