



\$439,000

## 122 SOUTHBURY ROAD, CLIFTON PARK, NY 12065

<https://fallatigroup.com>

- 4 beds
- Single Family Residence
- Residential
- Active

Custom and unique Adirondack style home in the desired Crescent Estates and Shenendehowa CSD. Custom arch Anderson windows, new roof (1 year) with transferrable warranty, spacious deck overseeing the large and private backyard, heated garage and newer central air (5 years) are just a few of the incredible things about this well maintained 4 bedroom 3 bath home. Most rooms throughout offer Lutron lighting control systems. The media room is wired for surround sound. Honeywell perfect climate thermostat has 3 stage electronic air filtration system. Additional 50 amp electrical sub box. Close to I-87, shopping, restaurants, Global Foundries, Knolls, Vischer Ferry Nature Preserve, parks, fields and so much more. Perfect neighborhood for walking, running, biking. Tons of storage.

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### Basics



**Date added:** Added 3 months ago  
**List Office Name:** GFOXX PROPERTIES  
**List Agent Office Phone:** 518-365-5639  
**Living Area sqft:** 2345  
**Category:** Residential  
**Status:** Active  
**Bedrooms:** 4 beds  
**Year built:** 1979

**MLS ID:** 202419651  
**List Agent Email:** julie@GFOXXproperties.com  
**County:** Saratoga  
**Lot Size Acres:** 0.55 acres  
**Type:** Single Family Residence  
**Total Rooms:** 12  
**Half baths:** 1 half bath

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## Directions

**Directions:** Crescent Road to Southbury

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## Building Details

**Construction Materials:** Stone, Vinyl Siding  
**Garage:** 1  
**Garage Spaces:** 2  
**Roof:** Asphalt  
**Architectural Style:** Colonial

**Patio & Porch:** Deck, Front Porch  
**Attached Garage:** 1  
**Basement:** Crawl Space, Full  
**Property Condition:** Updated/Remodeled

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## Interior Features



**Floor Covering:** Carpet, Tile, Vinyl

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** Paddle Fan, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound, Cathedral Ceiling(s), Ceramic Tile Bath, Chair Rail, Crown Molding, Eat-in Kitchen

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

**Bathrooms Total:** 3

**Heating:** Forced Air

**Appliances:** Convection Oven, Dishwasher, Disposal, Dryer, Electric Oven, Microwave, Range, Refrigerator

**Fireplace Features:** Family Room

**Above Grade Finished Area Source:** CRS

**Bathrooms Full:** 2

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## Exterior Features

**Parking:** Attached, Driveway

**Lot Size Units:** Acres

**Lot Features:** Private, Wooded, Cleared

**Exterior Features:** Garden, Lighting

**Lot Size Area:** 0.55

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## Amenities & Features

**Sewer:** Public Sewer

**Electric:** 200+ Amp Service

**Water:** Public

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## Additional

**Buyer Agency Compensation:** 2.00

**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

**Tax Annual Amount:** \$6,632

**Tax Lot:** 25.000

**Special Listing Conditions:** Standard

**Tax Block:** 1

**Tax Tract:** 289.05

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## School Information

**Elementary School:** Okte

**High School:** Shenendehowa

**High School District:** Shenendehowa

