



**\$403,000**

**145 KILLARNEY DRIVE, NISKAYUNA, NY  
12309**

<https://fallatigroup.com>

Open House Saturday January 24th from 11:00AM-1:00PM. This well-maintained middle-unit townhome in the highly desirable Avon Crest North community offers an ideal blend of low-maintenance living, flexible space, and first-floor living—perfect for a first time buyer, downsizers and relocation buyers alike. The open-concept floor plan and sun-filled living room with vaulted ceiling create an inviting, easy-flow layout designed for comfort without excess upkeep. The eat-in kitchen features oak cabinetry, ample counter space, a new dishwasher, and a vented stove, with convenient access to the dining and living areas—ideal for everyday living or hosting family and friends. The first-floor primary suite includes a walk-in closet and not one but two walk-in showers, offering the option to customize one into a soaking tub or [...]

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



## Basics

<b>Date added:</b>	Added 1 week ago	<b>MLS ID:</b>	202610633
<b>List Office Name:</b>	Coldwell Banker Prime Properties	<b>List Agent Email:</b>	Christine.frith@coldwellbankerprime.com
<b>List Agent Office Phone:</b>	518-928-9923	<b>Days On Market:</b>	7
<b>County:</b>	Schenectady	<b>Living Area sqft:</b>	1689
<b>Subdivision Name:</b>	Avon Crest North	<b>Lot Size Acres:</b>	0.1 acres
<b>Lot Size Dimensions:</b>	39.7X144.3	<b>Category:</b>	Residential
<b>Type:</b>	Townhouse	<b>Status:</b>	Active
<b>Total Rooms:</b>	9	<b>Bedrooms:</b>	2 beds
<b>Bathrooms:</b>	3 baths	<b>Half baths:</b>	1 half bath
<b>Year built:</b>	1993		

## Directions

**Directions:** Rt 7 to Mohawk Rd, Left on County Clare Ln, right on Killarney Dr. House on right.

## Building Details

<b>Construction Materials:</b>	Vinyl Siding	<b>Patio &amp; Porch:</b>	Deck
<b>Garage:</b>	1	<b>Attached Garage:</b>	1
<b>Garage Spaces:</b>	1	<b>Basement:</b>	Full, Sump Pump, Unfinished
<b>Roof:</b>	Asphalt	<b>Windows:</b>	Screens, Double Pane Windows, ENERGY STAR Qualified Windows
<b>Property Condition:</b>	Updated/Remodeled	<b>Doors:</b>	Sliding Doors
<b>Fencing:</b>	None		

## Interior Features



**Floor Covering:** Carpet, Ceramic Tile, Hardwood, Tile, Wood

**Cooling:** Central Air

**Interior Features:** Paddle Fan, Solid Surface Counters, Vaulted Ceiling(s), Walk-In Closet(s), Ceramic Tile Bath, Eat-in Kitchen

**Laundry Features:** Laundry Closet, Main Level

**Heating:** Forced Air, Natural Gas

**Appliances:** Dishwasher, ENERGY STAR Qualified Appliances, Gas Oven, Oven, Range Hood, Refrigerator, Washer/Dryer

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

**Bathrooms Full:** 2

## Exterior Features

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

**Lot Size Units:** Acres

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

**Exterior Features:** Lighting

**Lot Size Area:** 0.1

**View:** Trees/Woods

## Amenities & Features

**Sewer:** Public Sewer

**Electric:** 150 Amp Service

**Water:** Public

**HOA Amenities:** None

## Fees

**HOA Fee:** \$125

**HOA Fee Includes:** Snow Removal

**HOA Fee Frequency:** Monthly

## Financial



**Possession:** At Closing

**Tax Annual Amount:** \$8,868.36

**Tax Lot:** 28.000

**Special Listing Conditions:** Standard

**Tax Block:** 2

**Tax Tract:** 61.06

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## School Information

**Elementary School:** Birchwood

**High School District:** Niskayuna

**High School:** Niskayuna

