



\$420,000

16 GARNSEY ROAD, CLIFTON PARK, NY 12148

<https://fallatigroup.com>

Step inside a truly one of a kind passive solar home, where every detail was thoughtfully designed by renowned local architect/engineer Bruce Brownell, to offer self-regulating energy efficiency & a harmonious connection with nature. Solar glazing (windows) along the southern wall fills the home with natural light & allows it to absorb heat, creating a warm & inviting atmosphere throughout the unique, multi-level open layout. Additionally, reflective insulation panels along the rafters can be adjusted seasonally to enhance comfort year-round. The cedar-built sanctuary features a bedroom & full bathroom on the main level, an upper level primary suite with soaking tub, & two loft spaces; perfect for a home office, creative endeavors, guest accommodations, or quiet retreats. The true heart of this [...]

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

Basics



Date added: Added 2 months ago

MLS ID: 202616204

List Office Name: Vera Cohen
Realty LLC

List Agent Email:
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Days On Market: 4

County: Saratoga

Living Area sqft: 1423

Lot Size Acres: 6.21 acres

Category: Residential

Type: Single Family Residence

Status: Pending

Total Rooms: 9

Bedrooms: 2 beds

Bathrooms: 2 baths

Half baths: 0 half baths

Year built: 1979

Directions

Directions: West on Rt 146 in Clifton Park. Right on Garnsey Road. House is on the left.

Building Details

Construction Materials: Cedar **Patio & Porch:** Deck, Patio, Porch

Garage: 1

Attached Garage: 1

Garage Spaces: 2

Basement: None

Roof: Asphalt, Shingle

Windows: Triple Pane Windows, Skylight(s), Wood Frames, Insulated Windows

Architectural Style: Custom

Doors: Sliding Doors

Interior Features



Floor Covering: Hardwood, Tile, Wood

Cooling: Other

Fireplace: 2

Above Grade Finished Area Source:
Public Records

Bathrooms Full: 2

Heating: Hot Water, Passive Solar, Wood Stove

Appliances: Dishwasher, Dryer, Oven, Range,
Refrigerator, Washer

Fireplace Features: Wood Burning Stove

Laundry Features: Main Level

Exterior Features

Parking: Attached, Driveway, Off Street, Paved

Lot Size Units: Acres

View: Trees/Woods, Garden

Exterior Features: Garden

Lot Size Area: 6.21

Amenities & Features

Sewer: Septic Tank

Water: Public, Spring

Financial

Possession: At Closing

Tax Annual Amount: \$6,991.30

Tax Lot: 63.000

Special Listing Conditions: Standard

Tax Block: 2

Tax Tract: 269.00

School Information

High School: Shenendehowa

High School District: Shenendehowa

