



**\$499,500**

## **1612 CRESCENT RD, CLIFTON PARK, NY 12065**

<https://fallatigroup.com>

PROPERTY HAS SPECIAL USE PERMIT AS A DAYCARE CENTER-half mile from elementary school. Adjacent residence has 2BR 1 BA, 3 car garage. Run day care business and live next door. Possibility of combining the two structures for large unique residence, with zoning approval, Square footage shown is a combination of the two structures.

- 2 beds
- Single Family Residence
- Residential
- Active

### **Basics**



**Date added:** Added 6 months ago

**List Office Name:** Berkshire Hathaway HomeServices Blake, REALTORS

**County:** Saratoga

**Lot Size Acres:** 0.99 acres

**Category:** Residential

**Status:** Active

**Bedrooms:** 2 beds

**Year built:** 1988

**MLS ID:** 202420184

**List Agent Email:** hschaffer@bhhsblake.com

**Living Area sqft:** 3280

**Lot Size Dimensions:** .278X160

**Type:** Single Family Residence

**Total Rooms:** 7

**Half baths:** 1 half bath

**Zoning:** Single Residence

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## Directions

**Directions:** ROUTE 87N-EXIT 8- WEST ON CRESCENT RD TO #1612-PROPERTY ON LEFT

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## Building Details

**Construction Materials:** Vinyl Siding

**Garage Spaces:** 3

**Architectural Style:** Ranch

**Garage:** 1

**Basement:** Crawl Space, Partial

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## Interior Features

**Heating:** Forced Air, Natural Gas

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

**Bathrooms Total:** 2

**Cooling:** Central Air

**Bathrooms Full:** 1

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## Exterior Features

**Exterior Features:** Drive-Paved

**Lot Size Area:** 0.99

**Lot Size Units:** Acres



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## Amenities & Features

**Sewer:** Public Sewer

**Water:** Public

**Accessibility Features:** Accessible Approach with Ramp, Accessible Doors

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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

**Special Listing Conditions:** Standard

**Tax Annual Amount:** \$10,696

**Tax Block:** 1

**Tax Lot:** 6

**Tax Tract:** 283.20

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## School Information

**Elementary School:** Okte

**High School:** Shenendehowa

**High School District:** Shenendehowa

