



\$425,000

## 18 SHADY LANE, GUILDERLAND, NY 12203

<https://fallatigroup.com>

This very well maintained, large, brick home sits in a very quiet, convenient location in the Guilderland school district. Offering nearly 3000 square feet of living space, 5 total bedrooms and 2 full baths. The layout is highly desirable as 2 bedrooms and a full bath, with laundry is on the main level. An additional 3 bedrooms are upstairs with a second full bath. All bedrooms are large and offer plenty of space. The kitchen flows nicely into the spacious dining room. The living room provides plenty of natural light off the entrance and features a wood burning fireplace. The heating throughout the home is zoned with separate controls for first and second floor. The two car garage has a staircase for [...]

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

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### Basics



**Date added:** Added 2 months ago  
**List Office Name:** Gucciardo Real Estate LLC  
**List Agent Office Phone:** 518-441-4148  
**County:** Albany  
**Lot Size Acres:** 0.4 acres  
**Type:** Single Family Residence  
**Total Rooms:** 10  
**Bathrooms:** 2 baths  
**Year built:** 1959

**MLS ID:** 202610842  
**List Agent Email:** gtropiano@gmail.com  
**Days On Market:** 3  
**Living Area sqft:** 2741  
**Category:** Residential  
**Status:** Pending  
**Bedrooms:** 5 beds  
**Half baths:** 0 half baths

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## Directions

**Directions:** Western Ave, Turn on Schoolhouse Road, Left on Shady Lane.

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## Building Details

**Construction Materials:** Brick  
**Attached Garage:** 1  
**Basement:** Finished, Walk-Out Access  
**Architectural Style:** Ranch

**Garage:** 1  
**Garage Spaces:** 2  
**Roof:** Asphalt, Shingle

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## Interior Features

**Floor Covering:** Carpet, Ceramic Tile  
**Cooling:** Window Unit(s)  
**Fireplace:** 1  
**Interior Features:** High Speed Internet, Solid Surface Counters, Built-in Features  
**Laundry Features:** Main Level

**Heating:** Baseboard, Natural Gas, Zoned  
**Appliances:** Dishwasher, Dryer, Electric Oven, Gas Oven, Gas Water Heater, Refrigerator, Washer  
**Fireplace Features:** Living Room, Wood Burning  
**Above Grade Finished Area Source:** Public Records  
**Bathrooms Full:** 2



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## Exterior Features

**Parking:** Attached, Driveway

**Lot Size Units:** Acres

**Lot Features:** Level, Cleared

**Exterior Features:** Drive-Paved

**Lot Size Area:** 0.4

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## Amenities & Features

**Sewer:** Public Sewer

**Electric:** Circuit Breakers

**Water:** Public

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## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$8,027.37

**Tax Lot:** 24.000

**Special Listing Conditions:** Standard

**Tax Block:** 4

**Tax Tract:** 52.19

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## School Information

**High School:** Guilderland

**High School District:** Guilderland

