



**\$449,900**

## **2 QUEENSBURY COURT, CLIFTON PARK, NY 12065**

<https://fallatigroup.com>

- 4 beds
- Single Family Residence
- Residential
- Pending

Stunning Colonial in a Highly Desirable Neighborhood! Welcome home to this beautifully updated 4-bedroom, 2.5-bath Colonial, ideally located near top-rated schools, shopping, and all the conveniences you need. Featuring gorgeous hardwood floors, modernized bathrooms, and thoughtful upgrades throughout, this home is move-in ready. Recent improvements include a new roof, front walkway, patio with fire pit, water heater, irrigation system, and an epoxy-coated garage floor—ensuring both beauty and durability. Enjoy spacious living areas, a bright and inviting kitchen, and a backyard perfect for entertaining. Don't miss the chance to own this exceptional home in a sought-after location! □ Schedule your private showing today! OPEN HOUSE CANCELED! SELLER ACCEPTED OFFER

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### **Basics**



**Date added:** Added 4 days ago  
**List Office Name:** C C S Realty Group  
**List Agent Office Phone:** 518-573-2943  
**County:** Saratoga  
**Lot Size Acres:** 0.58 acres  
**Type:** Single Family Residence  
**Total Rooms:** 9  
**Half baths:** 1 half bath

**MLS ID:** 202517389  
**List Agent Email:** pat@ccsrealtygroupllc.com  
**Days On Market:** 1  
**Living Area sqft:** 1897  
**Category:** Residential  
**Status:** Pending  
**Bedrooms:** 4 beds  
**Year built:** 1988

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## Directions

**Directions:** Clifton Park center to Dorchester to Queensbury.

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## Building Details

**Construction Materials:** Vinyl Siding  
**Attached Garage:** 1  
**Basement:** Finished, Unfinished  
**Windows:** Blinds  
**Architectural Style:** Colonial

**Patio & Porch:** Front Porch, Patio, Porch  
**Garage Spaces:** 2  
**Roof:** Asphalt  
**Property Condition:** Updated/Remodeled  
**Fencing:** Masonry

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## Interior Features

**Floor Covering:** Carpet, Ceramic Tile, Hardwood  
**Cooling:** Central Air  
**Fireplace:** 1  
**Interior Features:** High Speed Internet, Walk-In Closet(s), Ceramic Tile Bath, Eat-in Kitchen  
**Bathrooms Full:** 2

**Heating:** Forced Air, Natural Gas  
**Appliances:** Dishwasher, Electric Oven, Gas Water Heater, Microwave, Refrigerator  
**Fireplace Features:** Family Room, Wood Burning  
**Above Grade Finished Area Source:** CRS  
**Bathrooms Total:** 3



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## Exterior Features

**Parking:** Attached, Driveway, Garage Door Opener  
**Lot Size Units:** Acres  
**Lot Features:** Cul-De-Sac, Landscaped

**Exterior Features:** Lighting  
**Lot Size Area:** 0.58  
**View:** Trees/Woods

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## Amenities & Features

**Utilities:** Cable Connected  
**Water:** Public  
**Sewer:** Public Sewer  
**Electric:** 200+ Amp Service

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## Financial

**Possession:** At Closing  
**Tax Annual Amount:** \$6,727.94

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## School Information

**High School:** Shenendehowa  
**High School District:** Shenendehowa

