



**\$289,990**

## **2023 ROSEDALE WAY, GUILDERLAND, NY 12303**

<https://fallatigroup.com>

- 2 beds
- Townhouse
- Residential
- Active

Welcome to this Fresh, and Modern Townhouse in Rosedale Meadows! This home features 2 Bedrooms, 1.5 Baths, a loft area, updated Kitchen and Bathrooms, New Flooring, and Fresh Paint throughout! This home also has a newer Furnace installed in 2023. Centrally located in the Guilderland School District, this home has easy highway access, close to shops and restaurants, and a short drive to Downtown Albany and Schenectady!

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### **Basics**



**Date added:** Added 4 days ago  
**List Office Name:** Core Real Estate Team  
**List Agent Office Phone:** 518-390-0578  
**Living Area sqft:** 1317  
**Category:** Residential  
**Status:** Active  
**Bedrooms:** 2 beds  
**Year built:** 1989

**MLS ID:** 202428097  
**List Agent Email:** seandaley@coreteamny.com  
**County:** Albany  
**Lot Size Acres:** 0.08 acres  
**Type:** Townhouse  
**Total Rooms:** 10  
**Half baths:** 1 half bath

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## Directions

**Directions:** E. Lydia's to Rosedale Way. House is on the Right.

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## Building Details

**Construction Materials:** Vinyl Siding  
**Attached Garage:** 1  
**Basement:** Full  
**Architectural Style:** Townhouse

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

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## Interior Features

**Floor Covering:** Linoleum, Vinyl, Wood  
**Cooling:** Central Air  
**Fireplace:** 1  
**Above Grade Finished Area Source:** CRS  
**Bathrooms Full:** 1

**Heating:** Forced Air, Natural Gas  
**Appliances:** Dishwasher, Range, Range Hood, Refrigerator  
**Fireplace Features:** Gas, Living Room  
**Laundry Features:** In Basement, Laundry Room  
**Bathrooms Total:** 2



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## Exterior Features

**Parking:** Attached, Driveway, Paved

**Lot Size Units:** Acres

**Exterior Features:** None

**Lot Size Area:** 0.08

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## Amenities & Features

**Sewer:** Public Sewer

**HOA Amenities:** None

**Water:** Public

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## Fees

**HOA Fee:** \$260

**HOA Fee Frequency:** Annually

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## Financial

**Possession:** Other, At Closing

**Tax Annual Amount:** \$5,597.31

**Tax Lot:** 11.002

**Special Listing Conditions:** No Disclosures

**Tax Block:** 4

**Tax Tract:** 15.10

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## School Information

**High School:** Guilderland

**High School District:** Guilderland

