



**\$389,000**

## **2085 GRAND BOULEVARD, NISKAYUNA, NY 12309**

<https://fallatigroup.com>

- 4 beds
- Single Family Residence
- Residential
- Active

Charming home in the Heart of Old Niskayuna! Step into this beautifully maintained 4-bedroom, 1.5-bath center hall Colonial, nestled in one of the area's most sought-after neighborhoods. Featuring beautiful hardwood floors throughout, this home seamlessly blends classic character with modern updates. Enjoy cooking and entertaining in the spacious, updated kitchen with solid stone surface countertops and a large center island. Relax in the inviting living spaces enhanced by double-sided wood-burning fireplaces. Recent updates include a brand-new roof and fully renovated bathrooms (2023), along with newer windows that fill each room with natural light. The large, bright bedrooms offer ample space. Plug in for electric vehicles in carport. Fenced back yard. Niskayuna Schools

### **Basics**



**Date added:** Added 19 hours ago

**List Office Name:** HomeJoy

**List Agent Office Phone:** 518-928-1825

**Living Area sqft:** 1966

**Lot Size Dimensions:** 118.4 x 107

**Type:** Single Family Residence

**Total Rooms:** 12

**Half baths:** 1 half bath

**Zoning:** Single Residence

**MLS ID:** 202517736

**List Agent Email:** JoySellsUpstateNY@gmail.com

**County:** Schenectady

**Lot Size Acres:** 0.2 acres

**Category:** Residential

**Status:** Active

**Bedrooms:** 4 beds

**Year built:** 1924

## Directions

**Directions:** Van Antwerp to Grand Blvd. Between Dean and Myron

## Building Details

**Construction Materials:** Shingle Siding, Wood Siding

**Garage Spaces:** 2

**Roof:** Asphalt, Shingle

**Property Condition:** Updated/Remodeled

**Fencing:** Wood

**Garage:** 1

**Basement:** Full, Unfinished

**Windows:** ENERGY STAR Qualified Windows

**Architectural Style:** Colonial

## Interior Features



**Floor Covering:** Hardwood

**Cooling:** Window Unit(s)

**Fireplace:** 2

**Interior Features:** Walk-In Closet(s), Kitchen Island

**Laundry Features:** In Basement

**Bathrooms Total:** 2

**Heating:** Baseboard, Hot Water, Natural Gas

**Appliances:** Dishwasher, Electric Water Heater, Gas Oven, Refrigerator, Washer/Dryer, Wine Cooler

**Fireplace Features:** Other, Living Room, Wood Burning

**Above Grade Finished Area Source:** CRS

**Bathrooms Full:** 1

## Exterior Features

**Parking:** Detached, Paved

**Lot Size Units:** Acres

**Lot Features:** Level

**Exterior Features:** Lighting

**Lot Size Area:** 0.2

## Amenities & Features

**Utilities:** Cable Available

**Water:** Public

**Sewer:** Public Sewer

## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$7,619.32

**Tax Lot:** 74.000

**Special Listing Conditions:** Standard

**Tax Block:** 1

**Tax Tract:** 40.18

## School Information

**Elementary School:** Hillside

**High School District:** Niskayuna

**High School:** Niskayuna

