



**\$324,900**

## **2100 GRAND BOULEVARD, NISKAYUNA, NY 12309**

<https://fallatigroup.com>

- 4 beds
- Single Family Residence
- Residential
- Pending

Offer deadline Tuesday, 4-29 at 9:00 am. Move right in to this charming 4 bedroom, 1.5 bath cape located in award-winning Niskayuna school district! Situated on a corner lot along picturesque tree-lined Grand Blvd, this well maintained arts and crafts style home features spacious rooms, many custom details, and a bright, sunny breakfast nook. Unwind in the inviting 3-season sunporch. Amenities include completely new wiring throughout, new electrical panel, replacement windows, hardwood floors, new carpeting, stainless appliances, and granite countertops. New roof caps, shed, privacy fencing, arborvitae and landscaping, raised garden beds, and 4-car driveway. All of this in a walkable neighborhood close to restaurants, shopping, parks, and more.

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### **Basics**



**Date added:** Added 1 month ago

**List Office Name:** Sinkoff Realty Group

**List Agent Office Phone:** 518-836-1688

**County:** Schenectady

**Lot Size Acres:** 0.19 acres

**Type:** Single Family Residence

**Total Rooms:** 10

**Half baths:** 1 half bath

**MLS ID:** 202515962

**List Agent Email:** kelly@sinkoffrealtygroup.com

**Days On Market:** 4

**Living Area sqft:** 1464

**Category:** Residential

**Status:** Pending

**Bedrooms:** 4 beds

**Year built:** 1930

## Directions

**Directions:** From Route 7, turn onto Union St, then turn right onto Van Antwerp Rd; turn left onto Grand Blvd. Home is on the left on the corner of Myron St; driveway entrance from Myron St.

## Building Details

**Construction Materials:** Cedar

**Patio & Porch:** Front Porch, Glass Enclosed

**Basement:** Full, Interior Entry

**Roof:** Asphalt

**Architectural Style:** Cape Cod

## Interior Features

**Floor Covering:** Carpet, Ceramic Tile, Hardwood

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

**Cooling:** None

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

**Fireplace:** 1

**Interior Features:** Eat-in Kitchen

**Above Grade Finished Area Source:** CRS

**Bathrooms Full:** 1

**Bathrooms Total:** 2



**Parking:** Paved

**Exterior Features:** Drive-Paved, Garden, Lighting

**Lot Size Units:** Acres

**Lot Size Area: 0.19**

**Lot Features:** Corner Lot

**Sewer:** Public Sewer

**Water:** Public

**Electric:** 200+ Amp Service

**Possession:** At Closing

**Special Listing Conditions:** Standard

**Tax Annual Amount: \$6,308.71**

## Tax Block: 2

**Tax Lot: 18.000**

**Tax Tract:** 40.18

**High School:** Niskayuna

**High School District:** Niskayuna

