



\$679,900

2131 GRAND BOULEVARD, NISKAYUNA, NY 12309

<https://fallatigroup.com>

A truly exceptional and stately Colonial home on a beautifully landscaped corner lot located in the Niskayuna School District! This well-maintained 5-bedroom, 2.5-bath home offers timeless elegance and modern comfort. The first floor features a formal living room with wood-burning fireplace and French doors, formal dining room with French doors off the kitchen and butler's pantry—perfect for entertaining. Enjoy the glass, sun-filled sunroom and a den/office ideal for work or relaxation. The second floor includes four bedrooms, a full bath, and a spacious primary suite with private bath. A charming rooftop sitting area adds to the appeal. The walk-up attic with cedar closet provides excellent storage or potential for additional living space. Full, high-and-dry basement with plenty of room for storage and [...]

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

Basics



Date added: Added 7 months ago

MLS ID: 202529142

List Agent Email:

shelley.yerdon@coldwellbankerprime.com

Days On Market: 136

Living Area sqft: 2803

Lot Size Dimensions: 97x202 irr

Type: Single Family Residence

Total Rooms: 15

Bathrooms: 3 baths

Year built: 1941

Contingency: Contingent -
Continue to Show

List Office Name: Coldwell
Banker Prime Properties

List Agent Office Phone:
518-774-6668

County: Schenectady

Lot Size Acres: 0.43 acres

Category: Residential

Status: Pending

Bedrooms: 5 beds

Half baths: 1 half bath

Zoning: Single Residence

Virtual Tour

Virtual Tour: <https://app.doaudiotours.com/branded?id=17048&lang=en-US>

Directions

Directions: Corner of Regent and Grand Blvd

Building Details

Construction Materials: Other

Garage: 1

Garage Spaces: 2

Roof: Asphalt, Shingle

Fencing: Vinyl, Wire, Back Yard, Fenced, Full, Gate, Perimeter

Patio & Porch: Deck, Patio

Attached Garage: 1

Basement: Full, Unfinished

Architectural Style: Colonial



Interior Features

Floor Covering: Hardwood, Tile

Cooling: Other

Fireplace: 1

Interior Features: Chair Rail, Crown Molding

Laundry Features: In Basement, Laundry Room

Heating: Natural Gas

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

Fireplace Features: Living Room, Wood Burning

Above Grade Finished Area Source: Appraiser

Bathrooms Full: 2

Exterior Features

Parking: Attached, Driveway, Garage Door Opener, Heated Garage, Off Street, Paved, Storage

Lot Size Units: Acres

Lot Features: Level, Road Frontage, Corner Lot, Irregular Lot, Landscaped

Exterior Features: Drive-Paved, Lighting

Lot Size Area: 0.43

Amenities & Features

Sewer: Public Sewer

Water: Public

Electric: Circuit Breakers

Security Features: Carbon Monoxide Detector(s)

Financial

Possession: At Closing

Special Listing Conditions: Standard, 48 Hour Contingency

Tax Annual Amount: \$9,050.81 **Tax Block:** 3

Tax Lot: 32.000

Tax Tract: 40.18



School Information

High School: Niskayuna

High School District: Niskayuna

