



**\$239,900**

## **22 KOMAR DRIVE, CHARLTON, NY 12019**

<https://fallatigroup.com>

Diamond in the rough! Great location on a quiet street in the town of Charlton, Burnt Hills schools. Private back yard with shed. Walk up attic provides perfect spot for 4th bedroom addition. Hardwood floors under carpet. Full basement, attached garage with opener. Gas hot air heat.

- 3 beds
- Single Family Residence
- Residential
- Active

### **Basics**



**Date added:** Added 2 weeks ago

**List Office Name:** Howard Hanna

**List Agent Office Phone:** 518-466-5635

**Living Area sqft:** 1146

**Category:** Residential

**Status:** Active

**Bedrooms:** 3 beds

**Year built:** 1957

**MLS ID:** 202426726

**List Agent Email:** joelkoval@howardhanna.com

**County:** Saratoga

**Lot Size Acres:** 0.35 acres

**Type:** Single Family Residence

**Total Rooms:** 6

**Half baths:** 0 half baths

## Directions

**Directions:** Rt 50 to Charlton Rd (Rt 54), left on Beechwood, right on Komar

## Building Details

**Construction Materials:** Wood Siding

**Attached Garage:** 1

**Basement:** Full, Unfinished

**Architectural Style:** Ranch

**Garage:** 1

**Garage Spaces:** 1

**Roof:** Asphalt

## Interior Features

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

**Cooling:** None

**Fireplace:** 1

**Interior Features:** Ceramic Tile Bath

**Laundry Features:** In Basement

**Bathrooms Total:** 1

**Heating:** Forced Air, Natural Gas

**Appliances:** Dishwasher, Range, Refrigerator

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

**Above Grade Finished Area Source:** CRS

**Bathrooms Full:** 1



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## Exterior Features

**Parking:** Attached, Driveway, Garage Door Opener, Off Street, **Exterior Features:** Drive-Paved Paved

**Lot Size Units:** Acres **Lot Size Area:** 0.35

**Lot Features:** Level

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## Amenities & Features

**Sewer:** Septic Tank **Water:** Public

**Electric:** Circuit Breakers

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## Financial

**Possession:** At Closing **Special Listing Conditions:** Standard

**Tax Annual Amount:** \$4,762 **Tax Block:** 1

**Tax Lot:** 1.000 **Tax Tract:** 256.13

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## School Information

**High School:** Burnt Hills-Ballston Lake HS **High School District:** Burnt Hills-Ballston Lake CSD (BHBL)

