



\$325,000

## 2232 ROSENDALE ROAD, NISKAYUNA, NY 12309

<https://fallatigroup.com>

Bid deadline Monday 3/30 12pm. Set on an unusually spacious corner lot in a desirable Niskayuna location, this low maintenance brick ranch offers a thoughtful blend of classic character and everyday functionality. Refinished hardwood floors run through the main living space. A wood-burning fireplace and large picture window that overlooks the fenced backyard make the living room a relaxing place to hang out. The efficiently designed kitchen offers practical flow and ease for daily living. A finished basement adds versatile space—ideal for a family room, guest room or recreation area—while the first floor office provides a comfortable work-from-home setup. With its subtle mid-century vibe, solid construction, and flexible layout, this home presents a wonderful opportunity to enjoy both comfort and convenience in [...]

- 2 beds
- 2 baths
- Single Family Residence
- Residential
- Pending

### Basics



**Date added:** Added 2 months ago

**MLS ID:** 202613935

**List Office Name:** McSharry & Assoc. Realty LLC

**List Agent Email:** patrick@mcsharryandassociates.com

**List Agent Office Phone:**  
518-330-5599

**Days On Market:** 4

**County:** Schenectady

**Living Area sqft:** 1362

**Lot Size Acres:** 0.41 acres

**Lot Size Dimensions:** 136' x 225'

**Category:** Residential

**Type:** Single Family Residence

**Status:** Pending

**Total Rooms:** 7

**Bedrooms:** 2 beds

**Bathrooms:** 2 baths

**Half baths:** 1 half bath

**Year built:** 1948

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## Directions

**Directions:** Corner of Appletree Ln

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## Building Details

**Construction Materials:** Brick, Clapboard

**Garage:** 1

**Attached Garage:** 1

**Garage Spaces:** 1

**Basement:** Finished, Full

**Roof:** Asphalt

**Windows:** Window Treatments

**Architectural Style:** Ranch

**Doors:** Storm Door(s)

**Fencing:** Back Yard, Chain Link

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## Interior Features



**Floor Covering:** Tile, Vinyl, Wood

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** High Speed Internet, Ceramic Tile Bath, Crown Molding

**Laundry Features:** In Basement

**Heating:** Forced Air, Natural Gas

**Appliances:** Convection Oven, Dishwasher, Freezer, Gas Oven, Gas Water Heater, Microwave, Range, Refrigerator, Washer/Dryer, Water Softener

**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, Paved

**Lot Size Units:** Acres

**Lot Features:** Level, Corner Lot, Landscaped

**Exterior Features:** Drive-Paved, Lighting, Storm Door(s)

**Lot Size Area:** 0.41

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## Amenities & Features

**Utilities:** Cable Connected

**Water:** Public

**Security Features:** Smoke Detector(s), Carbon Monoxide Detector(s)

**Sewer:** Public Sewer

**Electric:** 150 Amp Service, Circuit Breakers

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## Financial

**Special Listing Conditions:** Standard

**Tax Block:** 1

**Tax Tract:** 50.16

**Tax Annual Amount:** \$6,819

**Tax Lot:** 5.000

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## School Information



**Elementary School:** Rosendale

**High School District:** Niskayuna

**High School:** Niskayuna

