



**\$285,000**

## **2248 STORY AVENUE, NISKAYUNA, NY 12309**

<https://fallatigroup.com>

Charming two-story stucco home in the heart of Niskayuna. Nestled on a picturesque, tree-lined street this adorable two-story stucco home offers timeless character. Step into a spacious, sun-filled foyer that warmly welcomes you into the home. The living room features beautiful built-ins. Recently refinished hardwood floors on first level. Enjoy meals in the cozy eat-in kitchen Large corner lot with patio. Upstairs, you'll find three bedrooms offering space and comfort for all. A one-car garage provides convenience and extra storage. Located just moments from Van Antwerp Middle School and close to parks, shops, and more, this well-loved home combines charm, location, and functionality in one delightful package. Great opportunity to add your touches and make it your own!

- 3 beds
- Single Family Residence
- Residential
- Pending

### **Basics**



**Date added:** Added 1 month ago

**List Office Name:** Coldwell Banker Prime Properties

**List Agent Office Phone:** 518-221-8232

**County:** Schenectady

**Lot Size Acres:** 0.27 acres

**Type:** Single Family Residence

**Total Rooms:** 9

**Half baths:** 1 half bath

**MLS ID:** 202518678

**List Agent Email:** bonnie.sindel@coldwellbankerprime.com

**Days On Market:** 6

**Living Area sqft:** 1622

**Category:** Residential

**Status:** Pending

**Bedrooms:** 3 beds

**Year built:** 1923

## Virtual Tour

**Virtual Tour:** [http://vtour.propertypursuit.com/vtour=202518678\\_290\\*](http://vtour.propertypursuit.com/vtour=202518678_290*)

## Directions

**Directions:** Union Street to Palmer to Story Ave

## Building Details

**Construction Materials:** Stucco, Vinyl Siding

**Garage:** 1

**Basement:** Full, Walk-Out Access

**Windows:** Curtain Rods, Drapes

**Doors:** French Doors

**Patio & Porch:** Patio

**Garage Spaces:** 1

**Roof:** Asphalt

**Architectural Style:** Old Style

**Fencing:** None

## Interior Features



**Floor Covering:** Hardwood, Linoleum

**Cooling:** Window Unit(s)

**Fireplace:** 1

**Interior Features:** Paddle Fan, Built-in Features, Crown Molding, Eat-in Kitchen

**Laundry Features:** In Basement

**Bathrooms Total:** 2

**Heating:** Hot Water, Natural Gas

**Appliances:** Other, Gas Water Heater, Range, Refrigerator, Washer/Dryer

**Fireplace Features:** Living Room

**Above Grade Finished Area Source:** Public Records

**Bathrooms Full:** 1

## Exterior Features

**Parking:** Driveway

**Lot Size Units:** Acres

**Lot Features:** Corner Lot, Landscaped

**Exterior Features:** Other

**Lot Size Area:** 0.27

## Amenities & Features

**Sewer:** Public Sewer

**Water:** Public

**Electric:** 150 Amp Service

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

## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$6,872

**Tax Lot:** 14.000

**Special Listing Conditions:** Standard

**Tax Block:** 3

**Tax Tract:** 50.06

## School Information

**High School:** Niskayuna

**High School District:** Niskayuna

