



## 23 MOHAWK TRAIL, CLIFTON PARK, NY 12065

<https://fallatigroup.com>

\$319,900

- 2 beds
- 2 baths
- Townhouse
- Residential
- Active

Move right in and fall in love with this beautifully updated and meticulously maintained 2 bedroom, 1.5 bath townhouse in the highly sought-after Crescent Estates South neighborhood of Clifton Park, located within the award-winning Shenendehowa School District! From the moment you arrive, you'll appreciate the charm and pride of ownership that shines throughout this home. Step inside to a bright and inviting living room featuring a cozy wood-burning fireplace, perfect for relaxing or entertaining guests. A door leads to a spacious deck overlooking the backyard, ideal for summer barbecues, morning coffee, or enjoying the outdoors. The semi-modern kitchen is designed with both style and functionality in mind, featuring stainless steel appliances, ample cabinet space, and a natural flow into the dining area. [...]

### Basics



**Date added:** Added 3 days ago

**List Office Name:** Kellie Kieley Realty LLC

**List Agent Office Phone:** 518-250-9499

**County:** Saratoga

**Subdivision Name:** Crescent Estates South

**Lot Size Dimensions:** 42.2 X 132.6

**Type:** Townhouse

**Total Rooms:** 7

**Bathrooms:** 2 baths

**Year built:** 1978

**MLS ID:** 202524708

**List Agent Email:** Brian.Amaral1@gmail.com

**Days On Market:** 2

**Living Area sqft:** 1260

**Lot Size Acres:** 0.13 acres

**Category:** Residential

**Status:** Active

**Bedrooms:** 2 beds

**Half baths:** 1 half bath

## Directions

**Directions:** From I-87: Exit 8, West on Crescent Rd, Left on Southbury, Right on Mohawk Trail.

## Building Details

**Construction Materials:** Vinyl Siding

**Garage:** 1

**Garage Spaces:** 1

**Roof:** Asphalt, Shingle

**Property Condition:** Updated/Remodeled

**Fencing:** Wood, Back Yard, Partial, Privacy

**Patio & Porch:** Pressure Treated Deck

**Attached Garage:** 1

**Basement:** Slab

**Windows:** Screens, Blinds

**Doors:** Mirrored Closet Door(s)

## Interior Features



**Floor Covering:** Carpet, Hardwood, Vinyl

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** High Speed Internet, Walk-In Closet(s)

**Laundry Features:** Electric Dryer Hookup, Laundry Closet, Main Level, Washer Hookup

**Heating:** Forced Air, Natural Gas

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

**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, Cleared, Landscaped

**Exterior Features:** Drive-Paved

**Lot Size Area:** 0.13

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## Amenities & Features

**Utilities:** Cable Available

**Water:** Public

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

**Sewer:** Public Sewer

**Electric:** 200+ Amp Service, Circuit Breakers

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## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$3,647.41

**Tax Lot:** 14.000

**Special Listing Conditions:** Standard

**Tax Block:** 1

**Tax Tract:** 289.22

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## School Information



Elementary School: Okte

High School District: Shenendehowa

High School: Shenendehowa

