



2305 BALLTOWN ROAD, NISKAYUNA, NY 12309

<https://fallatigroup.com>

Charming all-brick Cape Cod in Niskayuna School District! Featuring 3 spacious bedrooms and 2 full modern baths. The updated kitchen boasts stainless steel appliances and solid surface countertops. Cozy up in the inviting living room with a wood-burning fireplace, or enjoy meals in the formal dining room, large enough for all to gather. complete with built-ins, chair rail, and crown molding. With a furnace and central air system that's just 12 years old, updated replacement windows, and hardwood flooring throughout, this home combines classic charm with modern convenience. Walking distance to local schools. Seller is having new septic installed per approved engineered drawings before closing.

\$289,900

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

Basics



Date added: Added 2 months ago

MLS ID: 202519731

List Agent Email: SerafiniSellsHomes@gmail.com

Days On Market: 28

Living Area sqft: 1446

Lot Size Dimensions: 75X168

Type: Single Family Residence

Total Rooms: 8

Bathrooms: 2 baths

Year built: 1948

Contingency: Contingent - Continue to Show

List Office Name: Miranda Real Estate Group Inc

List Agent Office Phone: 518-514-8830

County: Schenectady

Lot Size Acres: 0.29 acres

Category: Residential

Status: Pending

Bedrooms: 3 beds

Half baths: 0 half baths

Directions

Directions: Providence Ave to right on Balltown Road.

Building Details

Construction Materials: Brick

Attached Garage: 1

Basement: Full

Architectural Style: Cape Cod

Garage: 1

Garage Spaces: 1

Roof: Asphalt

Interior Features



Floor Covering: Ceramic Tile, Hardwood

Cooling: Central Air

Fireplace: 1

Interior Features: Chair Rail, Crown Molding

Laundry Features: In Basement

Bathrooms Total: 2

Heating: Forced Air, Natural Gas

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

Fireplace Features: Living Room

Above Grade Finished Area Source: CRS

Bathrooms Full: 2

Exterior Features

Parking: Attached, Off Street

Lot Size Units: Acres

Exterior Features: Lighting

Lot Size Area: 0.29

Amenities & Features

Sewer: Septic Tank

Electric: Circuit Breakers

Water: Public

Financial

Possession: At Closing

Tax Annual Amount: \$6,154.55

Tax Lot: 65.000

Special Listing Conditions: Standard

Tax Block: 4

Tax Tract: 40.06

School Information

High School: Niskayuna

High School District: Niskayuna

