



\$900,000

2311 ROSENDALE ROAD, NISKAYUNA, NY 12309

<https://fallatigroup.com>

- 5 beds
- Single Family Residence
- Residential
- Active

This custom home, re-designed by Dave LaMar Design team and Apex Property Solutions offers over 5,000 sf of sunlit living space and sits on 1/2 acre of beautiful black walnut treed yard.

Meticulous attention to detail and top-of-the-line finishes are throughout. The gourmet chef's kitchen boasts custom granite and cabinetry, professional Frigidaire stainless steel appliances. Home features 2 fp's with 3rd electric fireplace in entertainment room. 1st floor and 2nd floor primary suites, upstairs w/walk in closet and soaking tub. Additional highlights include an inground pool, outdoor fireplace, parking for 6-8 cars, 2 zone heating and cooling, on demand hot water and located in the sought after Niskayuna school district. See list of improvements in docs.

Showings start 5/4 at 9:3

Basics



Date added: Added 5 months ago
List Office Name: Coldwell Banker Prime Prop.
List Agent Office Phone: 518-410-1409
County: Schenectady
Lot Size Acres: 0.56 acres
Type: Single Family Residence
Total Rooms: 16
Half baths: 1 half bath
Zoning: Single Residence

MLS ID: 202416497
List Agent Email: dlamar221@gmail.com
Days On Market: 1
Living Area sqft: 4100
Category: Residential
Status: Active
Bedrooms: 5 beds
Year built: 1961

Directions

Directions: Rosendale Rd.

Building Details

Construction Materials: Brick, Vinyl Siding

Garage: 1

Garage Spaces: 2

Roof: Asphalt, Shingle

Property Condition: Updated/Remodeled

Doors: ENERGY STAR Qualified Doors, French Doors

Patio & Porch: Composite Deck, Patio

Attached Garage: 1

Basement: Bilco Doors, Exterior Entry, Finished, Full, Heated, Other

Windows: Low Emissivity Windows, Screens, Aluminum Frames, Curtain Rods, Double Pane Windows, ENERGY STAR Qualified Windows

Architectural Style: Contemporary

Green Energy Efficient: Appliances, Doors, HVAC, Lighting, Water Heater, Windows

Interior Features



Floor Covering: Carpet, Ceramic Tile, Hardwood, Wood

Cooling: Central Air, Other

Fireplace: 2

Interior Features: Solid Surface Counters, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Built-in Features, Ceramic Tile Bath, Crown Molding, Kitchen Island

Laundry Features: In Basement, Laundry Room

Bathrooms Total: 4

Heating: Forced Air, Natural Gas, Wood Stove, Zoned

Appliances: Convection Oven, Cooktop, Dishwasher, Disposal, Double Oven, Ice maker, Microwave, Range, Range Hood, Refrigerator, Tankless Water Heater, Wine Cooler

Fireplace Features: Electric, Basement, Family Room, Gas, Living Room, Wood Burning

Above Grade Finished Area Source: Plans

Bathrooms Full: 3

Exterior Features

Parking: Attached, Driveway, Garage Door Opener, Off Street, Paved

Lot Size Units: Acres

Lot Features: Level, Road Frontage, Wooded, Landscaped

Exterior Features: Drive-Paved, Other

Lot Size Area: 0.56

View: Trees/Woods

Amenities & Features

Sewer: Public Sewer

Electric: 200+ Amp Service, Circuit Breakers

Other Equipment: Home Theater

Water: Public

Pool Features: In Ground, Outdoor Pool

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

Additional



Dual Variable Compensation: 1 **Buyer Agency Compensation:** 2.50

Sub Agency Compensation:
2.50

Compensation Disclaimer: The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

Financial

Possession: At Closing, Early Occupancy

Special Listing Conditions: Standard

Tax Annual Amount: \$8,317.43

Tax Block: 2

Tax Lot: 29.000

Tax Tract: 50.16

School Information

High School: Niskayuna

High School District: Niskayuna

