



**\$279,900**

## **24 WILLOW STREET, GUILDERLAND, NY 12084**

<https://fallatigroup.com>

- 4 beds
- Single Family Residence
- Residential
- Active

One of few homes in Guilderland with a list price below \$300k. Lovely wood floors throughout, first floor bedroom, 2-car garage and a very nice yard are just some of the plusses. Updates include a high quality Buderus Boiler installed in 2022, new side and front fence in 2023. Quick closing is possible. Don't Wait!

---

### **Basics**



**Date added:** Added 1 month ago  
**List Office Name:** Coldwell Banker Prime Prop.  
**List Agent Office Phone:** 518-423-0481  
**Living Area sqft:** 1421  
**Lot Size Dimensions:** 79'x133'x79'x133'  
**Type:** Single Family Residence  
**Total Rooms:** 10  
**Half baths:** 1 half bath

**MLS ID:** 202423192  
**List Agent Email:** mkeefrider@yahoo.com  
**County:** Albany  
**Lot Size Acres:** 0.25 acres  
**Category:** Residential  
**Status:** Active  
**Bedrooms:** 4 beds  
**Year built:** 1919

---

## Directions

**Directions:** Take Western Avenue for 3.8 miles from NYS Northway I-87 to a right on Willow Street (between Schoolcraft and Hamilton). Home is on the left.

---

## Building Details

**Construction Materials:** Vinyl Siding  
**Garage:** 1  
**Basement:** Full, Unfinished  
**Architectural Style:** Bungalow

**Patio & Porch:** Deck, Enclosed, Porch  
**Garage Spaces:** 2  
**Roof:** Asphalt, Shingle

---

## Interior Features

**Floor Covering:** Hardwood, Laminate, Vinyl  
**Cooling:** Window Unit(s)

**Heating:** Hot Water, Natural Gas

**Appliances:** Range, Refrigerator, Washer/Dryer

**Interior Features:** High Speed Internet, Paddle Fan, Eat-in Kitchen

**Above Grade Finished Area Source:** CRS

**Laundry Features:** Gas Dryer Hookup, In Basement

**Bathrooms Full:** 1

**Bathrooms Total:** 2



---

## Exterior Features

**Parking:** Detached, Driveway, Off Street, Paved

**Lot Size Units:** Acres

**Lot Features:** Road Frontage

**Exterior Features:** Drive-Paved

**Lot Size Area:** 0.25

---

## Amenities & Features

**Sewer:** Public Sewer

**Water:** Public

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

---

## Additional

**Compensation Disclaimer:** .

---

## Financial

**Possession:** At Closing

**Special Listing Conditions:** Standard

**Tax Annual Amount:** \$5,485.88

**Tax Block:** 3

**Tax Lot:** 13.000

**Tax Tract:** 40.13

---

## School Information

**High School:** Guilderland

**High School District:** Guilderland

