



**\$475,000**

## **25 PAR DEL RIO, CLIFTON PARK, NY 12065**

<https://fallatigroup.com>

Discover Timeless Charm in this 4 bed, 2.5 bath colonial nestled in the desirable Clifton Knolls neighborhood. Situated on a spacious corner lot across from serene walking trails, combining classic elegance with modern updates. The 1st floor offers an ideal layout for entertaining and everyday living, updated kitchen, formal dining room, bright living room w/ wood burning fireplace, family room, a playroom & versatile 3 season room that opens to patio for seamless living. Upstairs, you'll find 4 generous sized bedrooms, 2 full baths including primary suite with walk in closet for convenience. Need more space? Walk down to the finished basement for an additional recreation room. It's prime location, spacious interior and upgrades make this a must see!

- 4 beds
- Single Family Residence
- Residential
- Active

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### **Basics**



**Date added:** Added 1 month ago  
**List Office Name:** Oxford Property Group USA  
**List Agent Office Phone:** 518-775-8070  
**Living Area sqft:** 2521  
**Lot Size Dimensions:** 140X126  
**Type:** Single Family Residence  
**Total Rooms:** 10  
**Half baths:** 1 half bath

**MLS ID:** 202429407  
**List Agent Email:** Sgoodson@opgny.com  
**County:** Saratoga  
**Lot Size Acres:** 0.5 acres  
**Category:** Residential  
**Status:** Active  
**Bedrooms:** 4 beds  
**Year built:** 1970

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## Directions

**Directions:** Exit 9W onto Clifton county rd, left onto Moe rd, pass shenendehowa school, left onto Par del Rio.

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## Building Details

**Construction Materials:** Aluminum Siding  
**Garage:** 1  
**Garage Spaces:** 2  
**Roof:** Asphalt  
**Property Condition:** Updated/Remodeled  
**Doors:** Sliding Doors  
**Patio & Porch:** Front Porch, Patio  
**Attached Garage:** 1  
**Basement:** Finished, Full, Interior Entry  
**Windows:** Bay Window(s), Double Pane Windows  
**Architectural Style:** Colonial  
**Fencing:** Chain Link

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## Interior Features



**Floor Covering:** Hardwood, Slate, Tile, Vinyl, Wood

**Cooling:** None

**Fireplace:** 1

**Interior Features:** High Speed Internet, Ceramic Tile Bath, Crown Molding, Eat-in Kitchen

**Laundry Features:** In Bathroom, Main Level **Bathrooms Full:** 2

**Bathrooms Total:** 3

**Heating:** Hot Water, Natural Gas

**Appliances:** Built-In Electric Oven, Cooktop, Dishwasher, Microwave, Refrigerator, Washer/Dryer, Water Softener

**Fireplace Features:** Living Room, Wood Burning

**Above Grade Finished Area Source:** CRS

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## Exterior Features

**Parking:** Attached, Driveway, Garage Door Opener, Off Street, Paved **Exterior Features:** None

**Lot Size Units:** Acres

**Lot Size Area:** 0.5

**Lot Features:** Level, Road Frontage, Corner Lot, Landscaped

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## Amenities & Features

**Utilities:** Cable Available

**Sewer:** Public Sewer

**Water:** Public

**Electric:** Circuit Breakers

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## Financial

**Possession:** At Closing

**Special Listing Conditions:** Standard

**Tax Annual Amount:** \$4,833.33

**Tax Block:** 1

**Tax Lot:** 50.000

**Tax Tract:** 271.19

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## School Information



