



## 26 BROOKWOOD AVENUE, GUILDERLAND, NY 12203

<https://fallatigroup.com>

\$389,500

- 3 beds
- Single Family Residence
- Residential
- Pending

\*Best & Final offers due 5 pm 4/28\* Tucked away on a quiet dead-end street, this beautifully renovated home offers 2,071 finished sq ft of living space, blending classic charm w/ modern sophistication. Comprehensive updates include hardwoods throughout an open layout, complementing a fully reimagined gourmet kitchen & luxurious primary suite. The LR boasts cathedral ceilings, exposed beams & built-in linear electric fireplace set into a custom accent wall creating a warm, contemporary focal point. The kitchen boasts Sensa San Benedito leather-finish granite countertops, a striking Silkstone quartz-top island & stainless steel appliances. A primary suite offers a sleek spa-like bath, convenient laundry area & walk-in closet. Newly updated lower level adds 726 sq ft of versatile living space

### Basics



**Date added:** Added 1 month ago

**List Office Name:** Gabler Realty, LLC

**List Agent Office Phone:** 518-573-5635

**County:** Albany

**Lot Size Acres:** 0.14 acres

**Type:** Single Family Residence

**Total Rooms:** 11

**Half baths:** 0 half baths

**MLS ID:** 202515843

**List Agent Email:** buyorsellwithchristy@gmail.com

**Days On Market:** 4

**Living Area sqft:** 1285

**Category:** Residential

**Status:** Pending

**Bedrooms:** 3 beds

**Year built:** 1974

Virtual Tour

Virtual Tour:  
[https://www.canva.com/design/DAGIXSvqOmc/fDog2Ud1LvzvSmmWc62YDA/watch?utm\\_content=DAGIXSvqOmc&utm\\_campaign=designshare&utm\\_medium=link2&utm\\_source=uniquelinks&utlId=h161df508e9](https://www.canva.com/design/DAGIXSvqOmc/fDog2Ud1LvzvSmmWc62YDA/watch?utm_content=DAGIXSvqOmc&utm_campaign=designshare&utm_medium=link2&utm_source=uniquelinks&utlId=h161df508e9)

Directions

**Directions:** Western Ave/Rt 20 to Brookwood Ave (between Stuyvesant Plaza and SUNY Albany).

Building Details

**Construction Materials:** Wood Siding

**Basement:** Finished, Partial, Sump Pump, Walk-Out Access

**Property Condition:** Updated/Remodeled

**Doors:** French Doors

**Patio & Porch:** Front Porch, Patio

**Roof:** Asphalt

**Architectural Style:** Custom, Ranch

Interior Features



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

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** High Speed Internet, Solid Surface Counters, Walk-In Closet(s), Built-in Features, Cathedral Ceiling(s), Kitchen Island

**Laundry Features:** Laundry Room, Main Level

**Bathrooms Total:** 3

**Heating:** Electric, Forced Air, Natural Gas

**Appliances:** Dishwasher, Disposal, Gas Oven, Microwave, Refrigerator, Washer/Dryer

**Fireplace Features:** Electric, Living Room

**Above Grade Finished Area Source:** Appraiser

**Bathrooms Full:** 3

## Exterior Features

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

**Lot Size Units:** Acres

**Lot Features:** Landscaped

**Exterior Features:** Drive-Paved, Lighting

**Lot Size Area:** 0.14

## Amenities & Features

**Sewer:** Public Sewer

**Electric:** 150 Amp Service

**Water:** Public

## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$6,913

**Tax Lot:** 1.000

**Special Listing Conditions:** Standard

**Tax Block:** 2

**Tax Tract:** 63.08

## School Information

**High School:** Guilderland

**High School District:** Guilderland

