



**\$379,900**

## **2872 W LYDIUS STREET, GUILDERLAND, NY 12303**

<https://fallatigroup.com>

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

BEST & FINAL Due by 9/28 at 3PM Motivated sellers – price reduced! Welcome to 2872 W. Lydius Street – Updated Raised Ranch in Guilderland Schools with Backyard Privacy & Pool This home offers the perfect balance of comfort, updates, and convenience. Step inside to a bright, sun-filled living room that opens to a fully renovated kitchen. Sliding doors extend your living space to deck overlooking the private, fully fenced backyard. The lower level provides a versatile family room complete with a full bath and walk-out access to the yard, making it ideal for gatherings, hobbies, or simply unwinding. Roof was done 2023 and comes with transferable warranty. See additional notable updates in MLS documents. With thoughtful updates inside and a private [...]

### **Basics**



**Date added:** Added 2 months ago

**List Office Name:** Renovo Real Estate

**List Agent Office Phone:** 518-925-7805

**County:** Albany

**Lot Size Acres:** 0.47 acres

**Type:** Single Family Residence

**Total Rooms:** 7

**Bathrooms:** 2 baths

**Year built:** 1972

**MLS ID:** 202523572

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

**Days On Market:** 48

**Living Area sqft:** 1688

**Category:** Residential

**Status:** Pending

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

## Directions

**Directions:** Corner of Rose Ave and W Lydius

## Building Details

**Construction Materials:** Aluminum Siding, Brick

**Garage:** 1

**Garage Spaces:** 2

**Roof:** Asphalt

**Architectural Style:** Raised Ranch

**Fencing:** Back Yard, Fenced, Privacy

**Patio & Porch:** Pressure Treated Deck, Deck, Patio

**Attached Garage:** 1

**Basement:** None

**Property Condition:** Updated/Remodeled

**Doors:** Sliding Doors

## Interior Features



**Floor Covering:** Carpet, Laminate

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** Walk-In Closet(s), Wall Paneling, Eat-in Kitchen

**Laundry Features:** Laundry Room

**Heating:** Forced Air, Natural Gas

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

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

**Above Grade Finished Area Source:** CRS

**Bathrooms Full:** 2

## Exterior Features

**Parking:** Attached, Driveway, Heated Garage, Paved

**Lot Size Units:** Acres

**Lot Features:** Cleared, Landscaped

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

**Lot Size Area:** 0.47

**View:** None

## Amenities & Features

**Utilities:** Cable Connected

**Water:** Public

**Pool Features:** Above Ground

**Sewer:** Public Sewer

**Electric:** 150 Amp Service

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

## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$6,345.07

**Tax Lot:** 10

**Special Listing Conditions:** Standard

**Tax Block:** 1

**Tax Tract:** 15.13

## School Information

**High School:** Guilderland

**High School District:** Guilderland

