



\$400,000

3 ANN DRIVE, GUILDERLAND, NY 12303

<https://fallatigroup.com>

Fantastic opportunity to own a spacious 4-bedroom, 2-bath home with an office in a desirable Guilderland neighborhood! This property offers great bones and endless potential for buyers looking to add their own style and updates. Inside, you'll find a functional layout with generous living spaces, hardwood floors, and plenty of natural light. The kitchen and baths are ready for your personal touch, a perfect opportunity to build equity and create the home of your dreams. A dedicated office provides the ideal space for working from home, studying, or managing household projects. Step outside to enjoy the large backyard featuring an in-ground pool, perfect for entertaining or relaxing during the summer months. Conveniently located near shopping, schools, and major routes, this home combines [...]

- 4 beds
- 2 baths
- Single Family Residence
- Residential
- Active

Basics



Date added: Added 3 days ago

List Office Name: Howard Hanna Capital Inc

List Agent Office Phone: 518-225-4799

Living Area sqft: 2166

Category: Residential

Status: Active

Bedrooms: 4 beds

Half baths: 0 half baths

Zoning: Single Residence

MLS ID: 202527849

List Agent Email: breck30@outlook.com

County: Albany

Lot Size Acres: 0.42 acres

Type: Single Family Residence

Total Rooms: 11

Bathrooms: 2 baths

Year built: 1954

Directions

Directions: Western Ave (US-20),Turn right onto Carman Rd (RT-146),Turn right onto Ann Dr

Building Details

Construction Materials: Stucco, Vinyl Siding

Garage: 1

Garage Spaces: 2

Roof: Asphalt, Shingle

Architectural Style: Colonial

Patio & Porch: Rear Porch, Deck

Attached Garage: 1

Basement: Finished, Full

Property Condition: Updated/Remodeled

Fencing: Back Yard, Fenced

Interior Features

Floor Covering: Hardwood, Tile

Cooling: None

Fireplace: 1

Interior Features: Sauna, Kitchen Island

Laundry Features: In Basement

Heating: Baseboard, Natural Gas

Appliances: Dishwasher, Range, Refrigerator, Washer/Dryer

Fireplace Features: Dining Room

Above Grade Finished Area Source: CRS

Bathrooms Full: 2



Exterior Features

Parking: Attached, Driveway

Lot Size Units: Acres

Lot Features: Level, Landscaped

Exterior Features: Gas Grill

Lot Size Area: 0.42

Amenities & Features

Sewer: Public Sewer

Electric: 200+ Amp Service

Spa: Jet Tub

Water: Public

Pool Features: In Ground

Financial

Possession: At Closing

Tax Annual Amount: \$6,660.62

Tax Lot: 29.000

Special Listing Conditions: Standard

Tax Block: 3

Tax Tract: 39.07

School Information

High School: Guilderland

High School District: Guilderland

