



**\$525,000**

## **30 SPRUCE STREET, CLIFTON PARK, NY 12065**

<https://fallatigroup.com>

- 4 beds
- Single Family Residence
- Residential
- Active

Move right into this 5 bed colonial! Desired neighborhood located near Van Patten Golf Course! 4 bedrooms upstairs and a 1st floor office/bedroom. Finished basement with a full bathroom and egress- perfect for an inlaw apt or additional living space! Kitchen open to family room which boasts a cathedral ceiling and oversized trapezoid windows! A must see!

### **Basics**



**Date added:** Added 2 weeks ago

**List Office Name:** KW Platform

**List Agent Office Phone:** 518-588-4679

**Living Area sqft:** 2466

**Category:** Residential

**Status:** Active

**Bedrooms:** 4 beds

**Year built:** 1997

**MLS ID:** 202426682

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

**County:** Saratoga

**Lot Size Acres:** 0.48 acres

**Type:** Single Family Residence

**Total Rooms:** 8

**Half baths:** 1 half bath

**Zoning:** Single Residence

## Directions

**Directions:** Exit 10 to Ushers Rd, L-onto Van Patten Dr, R- onto Carlton Rd, R- onto Torrey Pines, R-onto Spruce St, house on Left

## Building Details

**Construction Materials:** Vinyl Siding

**Garage Spaces:** 2

**Roof:** Asphalt

**Garage:** 1

**Basement:** Exterior Entry, Finished, Full

**Architectural Style:** Colonial

## Interior Features

**Floor Covering:** Carpet, Hardwood

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** Eat-in Kitchen, Kitchen Island

**Bathrooms Full:** 3

**Heating:** Forced Air, Natural Gas

**Appliances:** Dishwasher, Microwave, Oven, Range, Refrigerator

**Fireplace Features:** Wood Burning

**Above Grade Finished Area Source:** CRS

**Bathrooms Total:** 4



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## Exterior Features

**Parking:** Driveway, Paved  
**Lot Size Units:** Acres

**Exterior Features:** Lighting  
**Lot Size Area:** 0.48

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## Amenities & Features

**Sewer:** Public Sewer  
**Electric:** 200+ Amp Service

**Water:** Public

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## Financial

**Special Listing Conditions:** Standard  
**Tax Block:** 5  
**Tax Tract:** 259.18

**Tax Annual Amount:** \$9,127  
**Tax Lot:** 12.000

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## School Information

**High School:** Shenendehowa

**High School District:** Shenendehowa

