



\$269,000

3006 SQUIRE BOULEVARD, GUILDERLAND, NY 12159

<https://fallatigroup.com>

Welcome to this beautifully maintained 2-bedroom, 1.5-bath townhome located in the desirable Canterbury Park community of Guilderland. This home offers a bright and spacious open-concept floor plan, perfect for modern living and entertaining. The updated kitchen features granite countertops, stainless steel appliances, and ample cabinet space. The adjoining dining and living areas provide a seamless flow with plenty of natural light. Step outside to enjoy a private patio, ideal for relaxing or dining outdoors. Upstairs, you'll find two generously sized bedrooms and a full bath. Additional highlights include a convenient first-floor half bath, one-car attached garage, and efficient utilities. Situated in a quiet, well-maintained neighborhood, this home offers easy access to local shops, restaurants, parks, and major highways, making commuting a breeze. [...]

- 2 beds
- 2 baths
- Townhouse
- Residential
- Pending



Basics

Date added: Added 4 months ago **MLS ID:** 202528982
List Office Name: Big Blue Realty Group Inc **List Agent Email:** andrew.bigbluerealtygroup@gmail.com
List Agent Office Phone: 518-763-6074 **Days On Market:** 65
County: Albany **Living Area sqft:** 1319
Subdivision Name: Canterbury Crossing Estate **Lot Size Acres:** 0.06 acres
Lot Size Dimensions: 22X127.2 **Category:** Residential
Type: Townhouse **Status:** Pending
Total Rooms: 6 **Bedrooms:** 2 beds
Bathrooms: 2 baths **Half baths:** 1 half bath
Year built: 1985 **Zoning:** Single Residence

Directions

Directions: Western Av to Johnston rd to squire

Building Details

Construction Materials: Brick, Vinyl Siding **Patio & Porch:** Other, Rear Porch
Attached Garage: 1 **Garage Spaces:** 1
Basement: Slab **Roof:** Asphalt
Property Condition: Updated/Remodeled **Doors:** Sliding Doors
Fencing: None

Interior Features



Floor Covering: Carpet, Vinyl

Cooling: Central Air

Interior Features: High Speed Internet, Vaulted Ceiling(s), Ceramic Tile Bath

Laundry Features: Laundry Room

Heating: Forced Air, Natural Gas

Appliances: Dishwasher, Electric Oven, Range, Refrigerator, Washer/Dryer

Above Grade Finished Area Source: CRS

Bathrooms Full: 1

Exterior Features

Parking: Attached, Paved

Lot Size Units: Acres

Lot Features: Cleared

Exterior Features: Other

Lot Size Area: 0.06

View: Other

Amenities & Features

Utilities: Cable Available, Cable Connected

Water: Public

HOA Amenities: None

Sewer: Public Sewer

Electric: 150 Amp Service, Circuit Breakers

Fees

HOA Fee: \$103

HOA Fee Frequency:
Monthly

HOA Fee Includes: Other, Maintenance Grounds, Snow Removal, Trash

Financial

Possession: At Closing

Tax Annual Amount: \$4,693.93

Tax Lot: 1.003

Special Listing Conditions: Standard

Tax Block: 1

Tax Tract: 63.05



School Information

Elementary School: Westmere

High School: Guilderland

High School District: Guilderland

