



**\$479,900**

## **3009 ACORN COURT, GUILDERLAND, NY 12303**

<https://fallatigroup.com>

Discover your dream home nestled on a large lot in a cul de sac. This beautifully updated Colonial features four spacious bedrooms and 2.5 modern baths. The new windows allow abundant natural sunlight and the new vinyl hickory floors throughout enhance the home's warmth and comfort. Having an updated kitchen will be a delight for cooking and family gatherings. Cozy up in the family room next to the wood burning fireplace, creating a warm ambiance for cooler nights. The newer deck is perfect for outdoor entertaining and privacy. Additional features include new garage doors that enhance the home's curb appeal and the home has fresh paint throughout. This home combines thoughtful updates with a prime location making it a must see for [...]

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

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### **Basics**



**Date added:** Added 2 months ago

**MLS ID:** 202612561

**List Agent Email:** mharrington@venturefoxrealty.com

**Days On Market:** 27

**Living Area sqft:** 2314

**Category:** Residential

**Status:** Pending

**Bedrooms:** 4 beds

**Half baths:** 1 half bath

**Contingency:** Contingent - Continue to Show

**List Office Name:** Venture Fox Realty Group LLC

**List Agent Office Phone:** 518-441-1711

**County:** Albany

**Lot Size Acres:** 0.36 acres

**Type:** Single Family Residence

**Total Rooms:** 11

**Bathrooms:** 3 baths

**Year built:** 1989

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## Virtual Tour

**Virtual Tour:** <https://app.doaudiotours.com/branded?id=15933&lang=en-US>

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## Directions

**Directions:** Head northwest onto Old State Road. Turn right onto Oak Tree Lane and then turn left onto Acorn Court.

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## Building Details

**Construction Materials:** Vinyl Siding

**Garage:** 1

**Garage Spaces:** 2

**Roof:** Asphalt

**Doors:** Sliding Doors

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

**Attached Garage:** 1

**Basement:** Full

**Architectural Style:** Colonial

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## Interior Features



**Floor Covering:** Vinyl, Wood

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** Paddle Fan, Walk-In Closet(s)

**Laundry Features:** In Basement

**Heating:** Electric, Forced Air, Heat Pump

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

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

**Above Grade Finished Area Source:** CRS

**Bathrooms Full:** 2

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## Exterior Features

**Parking:** Attached, Paved

**Lot Size Units:** Acres

**Lot Features:** Level, Wooded, Cul-De-Sac

**Exterior Features:** Drive-Paved

**Lot Size Area:** 0.36

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## Amenities & Features

**Utilities:** Cable Available

**Electric:** 200+ Amp Service

**Sewer:** Septic Tank

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## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$6,537.60

**Tax Lot:** 16.000

**Special Listing Conditions:** Standard

**Tax Block:** 2

**Tax Tract:** 28.19

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## School Information

**High School District:** Mohonasen

