



\$265,000

3016 FERN COURT, GUILDERLAND, NY 12303

<https://fallatigroup.com>

Well maintained townhome on a quiet cul-de-sac street. Originally a 3 bedroom that one bedroom was converted to a large walk in closet. You could convert back to a bedroom. Kitchen features a lovely eat in space and granite counters. Large living room and updated bathrooms. Seller has replaced the Central Air in 2023 and hot water tank in 2021. New Windows in 2021 except front bedroom. Contingent on seller finding home of choice.

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

Basics



Date added: Added 7 months ago
List Office Name: Gabler Realty, LLC
List Agent Office Phone: 518-522-2825
County: Albany
Lot Size Acres: 0.12 acres
Type: Townhouse
Total Rooms: 8
Bathrooms: 2 baths
Year built: 1989

MLS ID: 202528625
List Agent Email: paularicesells@gmail.com
Days On Market: 5
Living Area sqft: 1317
Category: Residential
Status: Pending
Bedrooms: 2 beds
Half baths: 1 half bath

Directions

Directions: Western Ave to Carmen Rd to West Lydius St right onto Rosedale Way to left on Fern Ct

Building Details

Construction Materials: Vinyl Siding
Attached Garage: 1
Basement: None
Fencing: Back Yard

Garage: 1
Garage Spaces: 1
Roof: Asphalt

Interior Features

Floor Covering: Carpet, Ceramic Tile, Vinyl
Cooling: Central Air
Interior Features: High Speed Internet, Walk-In Closet(s)
Laundry Features: In Bathroom

Heating: Forced Air
Appliances: Dishwasher, Microwave, Oven, Refrigerator
Above Grade Finished Area Source: CRS
Bathrooms Full: 1



Exterior Features

Parking: Attached

Exterior Features: Drive-Paved, Lighting

Lot Size Units: Acres

Lot Size Area: 0.12

Amenities & Features

Sewer: Public Sewer

Water: Public

HOA Amenities: None

Fees

HOA Fee: \$340

HOA Fee Frequency: Annually

HOA Fee Includes: Other

Financial

Possession: At Closing

Special Listing Conditions: Standard

Tax Annual Amount: \$5,974.45

Tax Block: 4

Tax Lot: 24.002

Tax Tract: 15.10

School Information

High School: Guilderland

High School District: Guilderland

