



\$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 6 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

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## Directions

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

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## Building Details

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

**Garage:** 1  
**Garage Spaces:** 1  
**Roof:** Asphalt

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## 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



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## Exterior Features

**Parking:** Attached

**Exterior Features:** Drive-Paved, Lighting

**Lot Size Units:** Acres

**Lot Size Area:** 0.12

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## Amenities & Features

**Sewer:** Public Sewer

**Water:** Public

**HOA Amenities:** None

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## Fees

**HOA Fee:** \$340

**HOA Fee Frequency:** Annually

**HOA Fee Includes:** Other

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## 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

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## School Information

**High School:** Guilderland

**High School District:** Guilderland

