



**\$250,000**

## **32 CARRIAGE ROAD, CLIFTON PARK, NY 12065**

<https://fallatigroup.com>

Welcome to this 3-bedroom, 1.5-bath middle-unit townhouse located in a desirable Crescent Estates South, with no HOA fees! This home offers a smart layout and plenty of potential, just waiting for your personal touch. Major updates include a new furnace (2021) and central air conditioning for year-round comfort. With some cosmetic updates, this home will truly shine and provide instant equity. Whether you're looking for your first home, an investment property, or a downsizing option, this townhouse is a great opportunity in today's market.

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

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### **Basics**



**Date added:** Added 5 days ago

**List Office Name:** Howard Hanna Capital Inc

**List Agent Office Phone:** 518-441-5356

**County:** Saratoga

**Lot Size Acres:** 0.09 acres

**Type:** Townhouse

**Total Rooms:** 6

**Bathrooms:** 2 baths

**Year built:** 1982

**MLS ID:** 202527437

**List Agent Email:** christinehunter@howardhanna.com

**Days On Market:** 4

**Living Area sqft:** 1478

**Category:** Residential

**Status:** Pending

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

## Directions

**Directions:** .

## Building Details

**Construction Materials:** Vinyl Siding

**Garage:** 1

**Basement:** Slab

**Windows:** Double Pane Windows

**Fencing:** None

**Patio & Porch:** Deck

**Garage Spaces:** 1

**Roof:** Shingle

**Property Condition:** Fixer

## Interior Features

**Floor Covering:** Carpet

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** Eat-in Kitchen

**Laundry Features:** In Bathroom

**Heating:** Forced Air

**Appliances:** Dishwasher, Microwave, Range, Refrigerator, Washer/Dryer

**Fireplace Features:** Wood Burning

**Above Grade Finished Area Source:** CRS

**Bathrooms Full:** 1



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## Exterior Features

**Exterior Features:** None

**Lot Size Area:** 0.09

**Lot Size Units:** Acres

**View:** None

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## Amenities & Features

**Utilities:** Cable Connected, Underground Utilities

**Water:** Public

**Sewer:** Public Sewer

**Electric:** 150 Amp Service

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## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$3,774

**Tax Lot:** 12.000

**Special Listing Conditions:** Standard

**Tax Block:** 1

**Tax Tract:** 289.29

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## School Information

**High School:** Shenendehowa

**High School District:** Shenendehowa

