



\$249,000

## 323 S MAIN STREET, MECHANICVILLE, NY 12118

<https://fallatigroup.com>

**\*BOM\*** Buyers got cold feet, didnt even get through attorney approval. – Bring your vision to life in this charming 3-bedroom, 1-bath home, ideally situated with scenic river views and directly across from a lovely neighborhood park and playground—complete with a gazebo, perfect for gatherings or outdoor celebrations. Thoughtfully laid out, the home features a bright, sun-filled living room/sunroom, a convenient first-floor bedroom, and two additional bedrooms upstairs—ideal for flexible living. An enclosed back porch provides a cozy transition to the expansive outdoor space, while the rare double lot offers endless possibilities for expansion, gardening, or entertaining. Natural light pours in throughout, creating a warm, inviting atmosphere ready for your personal touch.

- 3 beds
- 1 bath
- Single Family Residence
- Residential
- Active

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## Basics



**Date added:** Added 2 months ago  
**List Office Name:** Realty One Group Key  
**List Agent Office Phone:** 518-265-9398  
**County:** Saratoga  
**Lot Size Acres:** 0.51 acres  
**Type:** Single Family Residence  
**Total Rooms:** 8  
**Bathrooms:** 1 bath  
**Year built:** 1880

**MLS ID:** 202615852  
**List Agent Email:** jbedardrealtor@yahoo.com  
**Days On Market:** 13  
**Living Area sqft:** 1364  
**Category:** Residential  
**Status:** Active  
**Bedrooms:** 3 beds  
**Half baths:** 0 half baths  
**Zoning:** Single Residence

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## Directions

**Directions:** NY 32 North cohoes rd saratoga st Left on us -4 n third st right onto south main

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## Building Details

**Construction Materials:** Wood Siding  
**Garage Spaces:** 1  
**Roof:** Asphalt  
**Fencing:** None

**Patio & Porch:** Rear Porch, Front Porch, Patio  
**Basement:** Full, Unfinished  
**Architectural Style:** Bungalow

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## Interior Features

**Floor Covering:** Carpet, Tile, Vinyl  
**Cooling:** None  
**Fireplace:** 1  
**Laundry Features:** Laundry Closet, Main Level

**Heating:** Baseboard, Natural Gas  
**Appliances:** Oven, Range, Refrigerator  
**Above Grade Finished Area Source:** CRS  
**Bathrooms Full:** 1

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## Exterior Features



**Parking:** Detached, Driveway, Paved

**Lot Size Units:** Acres

**Lot Features:** Cleared, Landscaped

**Exterior Features:** Other

**Lot Size Area:** 0.51

**View:** River, Trees/Woods

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## Amenities & Features

**Sewer:** Public Sewer

**Water:** Public

**Electric:** 150 Amp Service

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## Financial

**Special Listing Conditions:** Standard

**Tax Annual Amount:** \$5,500

**Tax Block:** 1

**Tax Lot:** 37.000

**Tax Tract:** 268.29

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## School Information

**High School District:** Mechanicville

