



\$399,900

## 39 E HIGHLAND DRIVE, GUILDERLAND, NY 12203

<https://fallatigroup.com>

Don't miss this opportunity to own a 5-bedroom home in the Guilderland School District, located in a highly desirable and convenient neighborhood. Featuring 2 bedrooms on the first floor and 3 on the second, along with 2 full bathrooms-one on each level- this home offers a versatile layout. Hardwood floors run throughout the first floor, complemented by a bright sunroom and a low-maintenance Trex deck perfect for relaxing or entertaining. Recently installed a walk-in shower on the first floor, laundry hook-ups in basement and the 1st floor living space. Situated directly across from Stuyvesant Plaza, enjoy unmatched access to shopping, dining, and everyday conveniences.

- 5 beds
- 2 baths
- Single Family Residence
- Residential
- Pending

### Basics



**Date added:** Added 3 months ago  
**List Office Name:** Carr Real Estate Group, LLC  
**List Agent Office Phone:** 518-488-2434  
**County:** Albany  
**Lot Size Acres:** 0.36 acres  
**Category:** Residential  
**Status:** Pending  
**Bedrooms:** 5 beds  
**Half baths:** 0 half baths  
**Zoning:** Single Residence

**MLS ID:** 202614813  
**List Agent Email:** richc1976@gmail.com  
**Days On Market:** 6  
**Living Area sqft:** 1980  
**Lot Size Dimensions:** 90 X 175  
**Type:** Single Family Residence  
**Total Rooms:** 11  
**Bathrooms:** 2 baths  
**Year built:** 1952

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## Directions

**Directions:** Western Ave East to right on E. Highland Dr., the house is on the right.

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## Building Details

**Construction Materials:** Brick, Vinyl Siding

**Attached Garage:** 1

**Basement:** Full, Interior Entry, Sump Pump, Unfinished, Walk-Out Access

**Windows:** Screens, Double Pane Windows

**Fencing:** Back Yard, Full

**Patio & Porch:** Composite Deck, Deck

**Garage Spaces:** 1

**Roof:** Asphalt, Shingle

**Architectural Style:** Cape Cod

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## Interior Features



**Floor Covering:** Carpet, Hardwood, Tile, Wood

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** Walk-In Closet(s), Ceramic Tile Bath, Chair Rail

**Laundry Features:** Electric Dryer Hookup, In Basement, Main Level, Washer Hookup

**Heating:** Forced Air, Natural Gas

**Appliances:** Dishwasher, Electric Oven, Gas Water Heater, Oven, Range, Range Hood, Refrigerator

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

**Above Grade Finished Area Source:** Plans

**Bathrooms Full:** 2

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## Exterior Features

**Parking:** Attached, Garage Door Opener

**Lot Size Units:** Acres

**Lot Features:** Level, Landscaped

**Exterior Features:** Drive-Paved

**Lot Size Area:** 0.36

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## Amenities & Features

**Utilities:** Cable Connected

**Water:** Public

**Accessibility Features:** Accessible Full Bath, Accessible Hallway(s)

**Sewer:** Public Sewer

**Electric:** Single Phase, 150 Amp Service, Circuit Breakers

**Security Features:** Smoke Detector(s), Carbon Monoxide Detector(s)

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## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$6,304

**Tax Lot:** 36.000

**Special Listing Conditions:** Standard

**Tax Block:** 2

**Tax Tract:** 52.19



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# School Information

**High School:** Guilderland

**High School District:** Guilderland

