



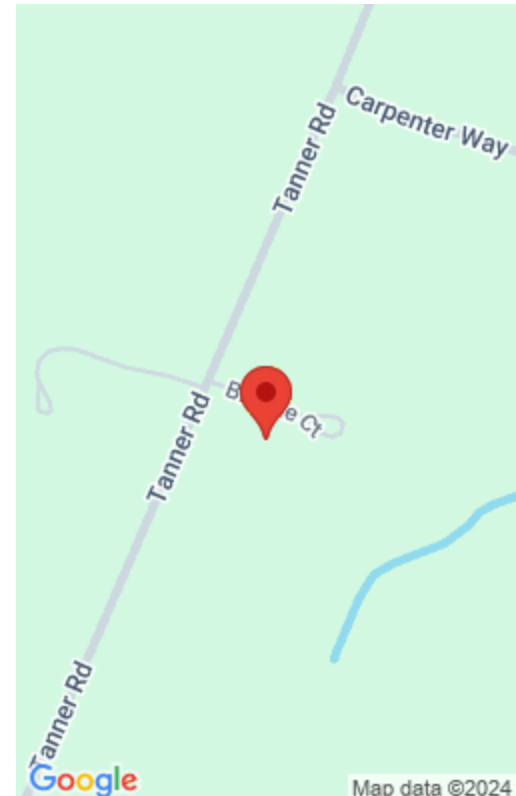
\$765,900

## 4 BROOKE COURT, CLIFTON PARK, NY 12065

<https://fallatigroup.com>

OPEN HOUSE Saturday, January 13th 10am-Noon, held at 649 Tanner Road! Welcome to Brooke Ct, a beautiful Clifton Park cul-de-sac of custom homes on 9 treed homesites ranging from 0.5-1.5 acres, bordering town-owned land! Featuring hardwood floors, tile, chef's kitchen with quartz/granite countertops, gas fireplace, public utilities, Brooke Ct is located minutes from shopping and restaurants but tucked away in a quiet, private setting. You can choose from one of our home offerings such as this open concept "Hemlock" floor plan featuring a spacious second floor primary suite with double walk in closets. Or bring your own plans, or work with our architect to design your dream home. Call today for more information! Pictures are examples of Builder's work, options are shown.

- 3 beds
- Single Family Residence
- Residential
- Active



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## Basics

**Date added:** Added 8 months ago

**List Office Name:** Sterling Real Estate Group

**County:** Saratoga

**Lot Size Acres:** 0.77 acres

**Category:** Residential

**Status:** Active

**Bedrooms:** 3 beds

**Zoning:** Single Residence

**MLS ID:** 202410406

**List Agent Email:** laura.sterlinghomes@gmail.com

**Living Area sqft:** 2686

**Lot Size Dimensions:** .98 acres

**Type:** Single Family Residence

**Total Rooms:** 12

**Half baths:** 1 half bath

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## Directions

**Directions:** From I-87 take exit 9 and head west on Rt 146. Right on Tanner Rd, Brooke Ct will be on Right hand side, before Carpenters Acres.

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## Building Details

**Construction Materials:** Vinyl Siding

**Garage:** 1

**Basement:** Full

**Windows:** Low Emissivity Windows, Double Pane Windows, Insulated Windows

**Doors:** Sliding Doors

**Patio & Porch:** Front Porch

**Garage Spaces:** 2

**Roof:** Asphalt

**Architectural Style:** 2 Story, Colonial, Craftsman, Custom, Farmhouse

**Fencing:** Other

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## Interior Features



**Floor Covering:** Ceramic Tile, Hardwood, Vinyl

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** Radon System, Solid Surface Counters, Walk-In Closet(s), Ceramic Tile Bath, Kitchen Island

**Laundry Features:** Laundry Closet, Upper Level

**Bathrooms Total:** 3

**Heating:** Forced Air, Natural Gas

**Appliances:** Gas Water Heater, Humidifier, Range

**Fireplace Features:** Family Room, Gas

**Above Grade Finished Area Source:** Estimated

**Bathrooms Full:** 2

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## Exterior Features

**Parking:** Driveway, Garage Door Opener, Paved

**Lot Size Units:** Acres

**Lot Features:** Other, Private, Sprinklers In Front, Wooded, Cleared, Cul-De-Sac, Landscaped

**Exterior Features:** Drive-Paved

**Lot Size Area:** 0.77

**View:** Trees/Woods

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## Amenities & Features

**Utilities:** Cable Available, Underground Utilities

**Water:** Public

**Sewer:** Public Sewer

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

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## Additional

**Buyer Agency Compensation:** 2.50

**Sub Agency Compensation:** 0.00

**Compensation Disclaimer:** The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

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## Financial



**Possession:** At Closing

**Special Listing Conditions:** Standard

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## School Information

**High School:** Shenendehowa

**High School District:** Shenendehowa

