



\$262,000

4034 CHAUCER PLACE, GUILDERLAND, NY 12159

<https://fallatigroup.com>

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

Great Potential in a Prime Location – 3-Bed, 2.5-Bath Townhome! Approximately 1200 sq ft. Situated on a quiet cul-de-sac and surrounded by mature trees, this 3-bedroom, 2.5-bath townhome offers a fantastic opportunity to make it your own. Located in the desirable Guilderland school district, this home is just waiting for your personal touch. While it does need some TLC, it's priced to sell, making it an ideal choice for those looking for a property they can update and customize. Why pay for someone else's vision when you can create your perfect space?

Basics



Date added: Added 3 days ago

MLS ID: 202521617

List Agent Email: bkaufman53@gmail.com

County: Albany

Subdivision Name: Canterbury Crossing Estate

Lot Size Dimensions: 22 x 150

Type: Townhouse

Total Rooms: 9

Bathrooms: 3 baths

Year built: 1988

Contingency: Contingent - Continue to Show

List Office Name: Howard Hanna Capital Inc

List Agent Office Phone: 518-495-1766

Living Area sqft: 1144

Lot Size Acres: 0.08 acres

Category: Residential

Status: Pending

Bedrooms: 3 beds

Half baths: 1 half bath

Directions

Directions: Western Ave. to Johnston, left on Squire to left on Chaucer

Building Details

Construction Materials: Brick, Vinyl Siding

Garage: 1

Garage Spaces: 1

Roof: Asphalt, Shingle

Patio & Porch: Deck

Attached Garage: 1

Basement: None

Doors: Sliding Doors

Interior Features

Floor Covering: Carpet

Cooling: None

Interior Features: Vaulted Ceiling(s), Eat-in Kitchen, Built-in Features

Laundry Features: Laundry Closet, Upper Level

Heating: Forced Air, Natural Gas

Appliances: Built-In Electric Oven, Dishwasher, Range Hood, Refrigerator

Above Grade Finished Area Source: CRS

Bathrooms Full: 2



Exterior Features

Parking: Attached, Off Street, Paved	Exterior Features: Drive-Paved, Lighting
Lot Size Units: Acres	Lot Size Area: 0.08
Lot Features: Level, Wooded, Cul-De-Sac	

Amenities & Features

Utilities: Cable Available	Sewer: Public Sewer
Water: Public	HOA Amenities: None

Fees

HOA Fee: \$106	HOA Fee Frequency: Annually
HOA Fee Includes: Maintenance Grounds, Snow Removal, Trash	

Financial

Possession: At Closing	Special Listing Conditions: Standard, Estate
Tax Annual Amount: \$5,455.32	Tax Block: 1
Tax Lot: 8.002	Tax Tract: 63.05

School Information

High School: Guilderland	High School District: Guilderland
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