



## 4045 GEORGETOWN SQUARE SQUARE, GUILDERLAND, NY 12303

<https://fallatigroup.com>

Welcome to this beautifully updated townhome in sought after maintenance free Georgetown Square in Guilderland SD! Open concept living area and dining room boasts new flooring, fresh paint, and lots of natural light; kitchen has been updated with granite and SS appliances; spacious, sunny bedrooms have great closet space and second floor loft is perfect for an office/den or kids playroom; both bathrooms have modern appointments; new washer/dryer; MAJOR updates include new furnace and A/C; exterior updates include a new driveway and fresh exterior paint; attached spacious 2 car garage has extra room for storage; peaceful patio backs up to woods for private outdoor space; HOA covers lawn, snow, and garbage ; showings start Friday.

\$339,900

- 2 beds
- Townhouse
- Residential
- Active

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### Basics



**Date added:** Added 3 days ago  
**List Office Name:** Tailored Real Estate Group  
**List Agent Office Phone:** 518-836-1688  
**County:** Albany  
**Lot Size Acres:** 0.03 acres  
**Type:** Townhouse  
**Total Rooms:** 8  
**Half baths:** 1 half bath

**MLS ID:** 202427562  
**List Agent Email:** KellyCanuet@Tailoredreg.com  
**Days On Market:** 1  
**Living Area sqft:** 1326  
**Category:** Residential  
**Status:** Active  
**Bedrooms:** 2 beds  
**Year built:** 1987

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## Directions

**Directions:** Take Route 146 (from 890 or Route 20, Guilderland) to Fuller Station Road; turn right onto Georgetown Square; home is on right; no sign.

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## Building Details

**Construction Materials:** Cedar  
**Garage:** 1  
**Basement:** Slab  
**Property Condition:** Updated/Remodeled

**Patio & Porch:** Patio  
**Garage Spaces:** 2  
**Roof:** Asphalt  
**Architectural Style:** Townhouse

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## Interior Features

**Heating:** Forced Air  
**Appliances:** Dishwasher, Gas Water Heater, Range, Refrigerator, Washer/Dryer  
**Above Grade Finished Area Source:** CRS  
**Bathrooms Full:** 1

**Cooling:** Central Air  
**Interior Features:** Walk-In Closet(s)  
**Laundry Features:** Main Level  
**Bathrooms Total:** 2



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## Exterior Features

**Parking:** Driveway

**Lot Size Units:** Acres

**Lot Features:** Level, Landscaped

**Exterior Features:** Drive-Paved, Lighting

**Lot Size Area:** 0.03

**View:** Trees/Woods

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## Amenities & Features

**Utilities:** Cable Connected, Underground Utilities

**Water:** Public

**Sewer:** Public Sewer

**HOA Amenities:** None

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## Fees

**HOA Fee:** \$130

**HOA Fee Frequency:** Monthly

**HOA Fee Includes:** Maintenance Grounds, Snow Removal, Trash

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## Financial

**Possession:** At Closing

**Special Listing Conditions:** Standard

**Tax Annual Amount:** \$5,900

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## School Information

**High School:** Guilderland

**High School District:** Guilderland

