



**\$265,000**

## **4059 CHAUCER PLACE, GUILDERLAND, NY 12159**

<https://fallatigroup.com>

Welcome to 4059 Chaucer Place, a delightful townhome perfectly situated in the tranquil Canterbury Park community of Slingerlands. This inviting 2-bedroom, 2-bath residence offers approximately 1,319 sq ft of comfortable living space in a highly desirable area known for its peaceful ambiance and strong community feel. The home was constructed in 1987 and blends classic townhouse convenience with a welcoming, residential atmosphere

- 2 beds
- 2 baths
- Townhouse
- Residential
- Pending

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### **Basics**



**Date added:** Added 2 months ago

**List Office Name:** Howard Hanna Capital Inc

**List Agent Office Phone:**  
518-526-4817

**County:** Albany

**Lot Size Acres:** 0.07 acres

**Category:** Residential

**Status:** Pending

**Bedrooms:** 2 beds

**Half baths:** 1 half bath

**Zoning:** Single Residence

**MLS ID:** 202612060

**List Agent Email:** timothystaples@howardhanna.com

**Days On Market:** 30

**Living Area sqft:** 1319

**Lot Size Dimensions:** 26 x 125 x 24 x 127

**Type:** Townhouse

**Total Rooms:** 7

**Bathrooms:** 2 baths

**Year built:** 1987

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## Virtual Tour

**Virtual Tour:** <https://app.doaudiotours.com/branded?id=15879&lang=en-US>

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## Directions

**Directions:** From US-20 (Western Ave) Follow Western Ave (US-20) toward Slingerlands. Turn onto Johnston Rd (north). Left onto Squire Blvd. Then right onto Chaucer Pl. Follow Chaucer Pl to 4059 Chaucer Pl.

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## Building Details

**Construction Materials:** Vinyl Siding

**Garage:** 1

**Basement:** None

**Doors:** Sliding Doors

**Patio & Porch:** Deck

**Garage Spaces:** 1

**Roof:** Asphalt, Shingle

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## Interior Features



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

**Heating:** Electric

**Cooling:** Other

**Appliances:** Dishwasher, Electric Oven, Electric Water Heater, Oven, Refrigerator, Washer/Dryer

**Above Grade Finished Area Source:** CRS

**Laundry Features:** Laundry Room, Upper Level

**Bathrooms Full:** 1

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## Exterior Features

**Parking:** Driveway

**Exterior Features:** None

**Lot Size Units:** Acres

**Lot Size Area:** 0.07

**Lot Features:** Wooded

**View:** Trees/Woods

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## Amenities & Features

**Sewer:** Public Sewer

**Water:** Public

**Electric:** 200+ Amp Service

**HOA Amenities:** None

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## Fees

**HOA Fee:** \$110

**HOA Fee Frequency:** Monthly

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

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## Financial

**Special Listing Conditions:** Standard

**Tax Annual Amount:** \$1,704.74

**Tax Block:** 1

**Tax Lot:** 12.004

**Tax Tract:** 63.05



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# School Information

**High School:** Guilderland

**High School District:** Guilderland

