



\$329,900

## 4075 GEORGETOWN SQUARE, GUILDERLAND, NY 12303

<https://fallatigroup.com>

- 2 beds
- Townhouse
- Residential
- Active

Welcome to this stunning end-unit townhome in the highly desirable Georgetown Square, nestled on a private cul-de-sac with serene wooded views. This home features an open airy layout with vaulted ceilings, large windows, and a cozy gas fireplace. Enjoy the peaceful backyard setting from your flagstone patio, accessible through sliders off the dining room area. The main floor boasts a convenient laundry closet featuring new washer/dryer, while upstairs, you'll find two spacious bedrooms both with WICs. The primary bedroom offers an en suite bathroom and is complimented by a versatile loft space-ideal for an office, workout area, or playroom. Complete with a two car garage and located in the Guilderland SD, this home is close to shopping, restaurants, and major roadways.

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### Basics



**Date added:** Added 2 months ago  
**List Office Name:** Romeo Team Realty  
**List Agent Office Phone:** 518-470-6181  
**Living Area sqft:** 1326  
**Lot Size Dimensions:** 39.7x205  
**Type:** Townhouse  
**Total Rooms:** 8  
**Half baths:** 1 half bath  
**Zoning:** Single Residence

**MLS ID:** 202428856  
**List Agent Email:** melissa@romeoteamrealty.com  
**County:** Albany  
**Lot Size Acres:** 0.19 acres  
**Category:** Residential  
**Status:** Active  
**Bedrooms:** 2 beds  
**Year built:** 1988

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## Directions

**Directions:** From I-890, take exit 9B towards NY 146, at traffic circle, take 1st exit onto NY 146 W/Carman Rd, continue straight onto Carman Rd, turn Right onto Fuller Station Rd, turn right onto Georgetown Square, townhome is all the way in the back end unit on the left.

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## Building Details

**Construction Materials:** Wood Siding  
**Garage:** 1  
**Garage Spaces:** 2  
**Roof:** Asphalt  
**Architectural Style:** Townhouse  
**Fencing:** Privacy

**Patio & Porch:** Front Porch, Patio  
**Attached Garage:** 1  
**Basement:** Slab  
**Windows:** Skylight(s)  
**Doors:** Sliding Doors, Storm Door(s)

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## Interior Features



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

**Heating:** Forced Air, Natural Gas

**Cooling:** Central Air

**Appliances:** Dishwasher, Disposal, Dryer, Microwave, Oven, Range, Refrigerator, Washer

**Fireplace:** 1

**Fireplace Features:** Gas, Living Room

**Interior Features:** High Speed Internet, Vaulted Ceiling(s), Walk-In Closet(s), Ceramic Tile Bath

**Above Grade Finished Area Source:** CRS

**Laundry Features:** Laundry Closet, Main Level

**Bathrooms Full:** 2

**Bathrooms Total:** 3

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## Exterior Features

**Parking:** Attached, Driveway, Off Street

**Exterior Features:** Lighting

**Lot Size Units:** Acres

**Lot Size Area:** 0.19

**Lot Features:** Level, Wooded, Cul-De-Sac, Landscaped

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## Amenities & Features

**Utilities:** Cable Available

**Sewer:** Public Sewer

**Water:** Public

**Electric:** Circuit Breakers

**HOA Amenities:** None

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## Fees

**HOA Fee:** \$145

**HOA Fee Frequency:** Monthly

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

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## Financial



**Possession:** At Closing

**Tax Annual Amount:** \$6,000.34

**Tax Lot:** 27.000

**Special Listing Conditions:** Standard

**Tax Block:** 3

**Tax Tract:** 27.05

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## School Information

**High School:** Guilderland

**High School District:** Guilderland

