



\$305,000

41 BLUE SPRUCE LANE, CLIFTON PARK, NY 12019

<https://fallatigroup.com>

- 3 beds
- Single Family Residence
- Residential
- Active

Pre-inspected 3 BR, 2 bath ranch in desirable Country Knolls. This home has good bones, just needs your cosmetic touches. Eat-in kitchen, formal dining room. Spacious living room. Family room with wood burning fireplace, sliders to the backyard. Hardwood floors under carpet. Upgrades: Reinforced roof for snow load (approx 20 years old, no defects or leaks per pre-inspection report). New insulated garage doors, retaining wall, exterior stairs and front walk way. Full, dry basement has new windows.

Furnace and water heater just 5 years old. New refrigerator and dishwasher. This is a rare opportunity to live in Country Knolls at an attractive price. Welcome to your forever home.

Basics



Date added: Added 2 weeks ago

MLS ID: 202426739

List Office Name: Suzanne Prezio Properties, Inc

List Agent Email: Suzanne@suzanneprezio.com

List Agent Office Phone: 518-577-6571

County: Saratoga

Living Area sqft: 1664

Subdivision Name: Country Knolls

Lot Size Acres: 0.58 acres

Lot Size Dimensions: 125.8X243.5

Category: Residential

Type: Single Family Residence

Status: Active

Total Rooms: 9

Bedrooms: 3 beds

Half baths: 0 half baths

Year built: 1969

Directions

Directions: Exit 10, right on Burning Bush Blvd, left on Thunderbird, right on Blue Spruce

Building Details

Construction Materials: Aluminum Siding, Brick Veneer

Patio & Porch: Front Porch

Garage Spaces: 2

Basement: Full

Roof: Asphalt

Architectural Style: Ranch

Doors: Sliding Doors

Fencing: None

Interior Features



Floor Covering: Carpet, Hardwood, Linoleum, Tile

Cooling: None

Fireplace: 1

Interior Features: Wall Paneling, Ceramic Tile Bath, Eat-in Kitchen

Laundry Features: In Basement

Bathrooms Total: 2

Heating: Baseboard, Hot Water

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

Fireplace Features: Family Room, Wood Burning

Above Grade Finished Area Source: CRS

Bathrooms Full: 2

Exterior Features

Parking: Driveway, Garage Door Opener, Paved

Lot Size Units: Acres

Lot Features: Sloped, Wooded

Exterior Features: Drive-Paved

Lot Size Area: 0.58

Amenities & Features

Sewer: Public Sewer

Water: Public

Other Equipment: None

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

Financial

Possession: At Closing

Tax Annual Amount: \$5,833.74

Tax Lot: 55.000

Special Listing Conditions: Standard

Tax Block: 1

Tax Tract: 250.17

School Information

High School: Shenendehowa

High School District: Shenendehowa

