



\$422,000

48 FATHERS WAY, GUILDERLAND, NY 12159

<https://fallatigroup.com>

What an opportunity to make this townhome your own! With a little TLC—including fresh paint and new flooring in the main living areas—this hidden gem will shine once again. The spacious, open floor plan features first-floor laundry and a sliding door that leads to a covered porch, perfect for relaxing outdoors. The full walk-out basement, complete with windows and a sliding door, offers endless possibilities to expand your living space. Enjoy peaceful, serene views of the rolling hills and creek from the backyard, with the potential to add a stone patio to fully take in the scenery. Don't miss the chance to explore all the potential this home has to offer. Property being sold as is.

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

Basics



Date added: Added 2 months ago

MLS ID: 202610714

List Office Name: Coldwell Banker Prime Properties

List Agent Email: renae.herbinger@coldwellbankerprime.com

List Agent Office Phone: 518-428-4245

Days On Market: 5

County: Albany

Living Area sqft: 1357

Subdivision Name: The Meadows at Mill Hill

Lot Size Acres: 0.08 acres

Category: Residential

Type: Townhouse

Status: Pending

Total Rooms: 8

Bedrooms: 2 beds

Bathrooms: 2 baths

Half baths: 0 half baths

Year built: 2012

Directions

Directions: State Farm Road to Mill Hill Ct to Fathers Way

Building Details

Construction Materials: Vinyl Siding

Patio & Porch: Side Porch, Covered

Garage: 1

Attached Garage: 1

Garage Spaces: 2

Basement: Full, Walk-Out Access

Roof: Asphalt

Windows: Screens

Property Condition: Fixer

Architectural Style: Ranch

Doors: Sliding Doors

Fencing: Vinyl, Partial

Senior Community: 1

Interior Features



Floor Covering: Ceramic Tile, Hardwood

Heating: Forced Air, Natural Gas

Cooling: Central Air

Appliances: Dishwasher, Disposal, Gas Water Heater, Microwave, Range, Refrigerator, Washer/Dryer

Interior Features: High Speed Internet, Built-in Features

Above Grade Finished Area Source: CRS

Laundry Features: Laundry Closet, Main Level

Bathrooms Full: 2

Exterior Features

Parking: Attached, Driveway, Garage Door Opener, Paved

Exterior Features: Drive-Paved, Lighting

Lot Size Units: Acres

Lot Size Area: 0.08

Lot Features: Sprinklers In Front, Sprinklers In Rear, Views, Cleared, Landscaped

View: Trees/Woods, Creek/Stream, Hills

Amenities & Features

Utilities: Cable Available, Underground Utilities

Sewer: Public Sewer

Water: Public

HOA Amenities: None

Security Features: Security System

Fees

HOA Fee: \$250

HOA Fee Frequency: Monthly

HOA Fee Includes: Maintenance Grounds, Snow Removal, Trash

Financial



Possession: At Closing

Tax Annual Amount: \$3,380.28

Tax Lot: 48.000

Special Listing Conditions: Standard

Tax Block: 4

Tax Tract: 51.00

School Information

High School: Guilderland

High School District: Guilderland

