



\$399,900

49B FLETCHER ROAD, GUILDERLAND, NY 12203

<https://fallatigroup.com>

Open House Sunday, 4/19 1:00-3:00 Welcome to this beautifully maintained and thoughtfully updated Cape Cod in the highly desirable Guilderland Central School District. Blending classic charm with modern upgrades, this home offers comfort, efficiency, and low-maintenance living. Over the past four years, significant improvements have been completed, including resurfacing of the driveway, a new garage roof, and a new laundry pump. In Summer 2025, additional major upgrades were added: hot water heater, washer, dryer, refrigerator, microwave, electric stove, and new front and back gutters—providing true move-in-ready peace of mind. Inside, the home features updated bathrooms (2023) and a spacious, dry basement offering excellent storage or potential for additional living space. Mechanical systems are well cared for, with a routinely serviced gas furnace, [...]

- 4 beds
- 2 baths
- Single Family Residence
- Residential
- Active



Basics

Date added: Added 3 days ago

List Office Name: Clancy Real Estate

List Agent Office Phone: 518-461-9937

County: Albany

Lot Size Acres: 1.73 acres

Type: Single Family Residence

Total Rooms: 9

Bathrooms: 2 baths

Year built: 1953

MLS ID: 202615061

List Agent Email: kclancy514@gmail.com

Days On Market: 2

Living Area sqft: 2025

Category: Residential

Status: Active

Bedrooms: 4 beds

Half baths: 0 half baths

Directions

Directions: Western Avenue to Fletcher Road.

Building Details

Construction Materials: Brick

Attached Garage: 1

Basement: Exterior Entry, Interior Entry, Unfinished, Walk-Out Access

Property Condition: Updated/Remodeled

Patio & Porch: Patio

Garage Spaces: 1

Roof: Asphalt

Architectural Style: Cape Cod

Interior Features



Floor Covering: Laminate, Tile

Cooling: Central Air

Fireplace: 1

Interior Features: High Speed Internet, Paddle Fan, Solid Surface Counters, Ceramic Tile Bath, Crown Molding

Laundry Features: In Basement

Heating: Hot Water, Natural Gas, Steam

Appliances: Dishwasher, Electric Oven, Refrigerator, Washer/Dryer

Fireplace Features: Living Room

Above Grade Finished Area Source: Public Records

Bathrooms Full: 2

Exterior Features

Parking: Attached, Driveway, Off Street, Paved

Lot Size Units: Acres

Lot Features: Level

Exterior Features: Drive-Paved, Lighting

Lot Size Area: 1.73

Amenities & Features

Sewer: Public Sewer

Water: Public

Financial

Possession: At Closing

Tax Annual Amount: \$7,274.93

Tax Lot: 8.001

Special Listing Conditions: Standard

Tax Block: 3

Tax Tract: 51.12

School Information

High School: Guilderland

High School District: Guilderland

