



**\$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
- Pending



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## Basics

**Date added:** Added 2 months 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:** 6

**Living Area sqft:** 2025

**Category:** Residential

**Status:** Pending

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

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## Directions

**Directions:** Western Avenue to Fletcher Road.

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## 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

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## 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

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## 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

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## Amenities & Features

**Sewer:** Public Sewer

**Water:** Public

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## 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

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## School Information

**High School:** Guilderland

**High School District:** Guilderland

