



**\$440,000**

## **50 OAKMONT STREET, NISKAYUNA, NY 12309**

<https://fallatigroup.com>

Located in the highly sought-after Hummingbird Manor community in Niskayuna, this 3 bedroom, 2.5 bath beautifully maintained home offers the perfect blend of comfort and convenience! Bright and open living spaces with natural sunlight highlighting the sparkling hardwood floors throughout. The first floor primary suite is designed for tranquility and accessibility. Upstairs, you'll find two additional bedrooms and a full bath, ideal for visiting guests, hobbies, or extra storage. Enjoy the added comfort of a newer roof (2022) and the reliability of a whole-house generator. Prime location adjacent to Henry Gerber Reist Bird Sanctuary with pristine grounds managed by HOA. Whether you're downsizing or seeking a low-maintenance lifestyle, this is a must see! Home built to Energy star!!!

- 3 beds
- 3 baths
- Townhouse
- Residential
- Pending

---

### **Basics**



**Date added:** Added 3 months ago

**List Office Name:** Berkshire Hathaway Home Services Blake

**List Agent Office Phone:** 603-305-3196

**County:** Schenectady

**Subdivision Name:** Hexam Gardens

**Lot Size Dimensions:** 59x192

**Type:** Townhouse

**Total Rooms:** 10

**Bathrooms:** 3 baths

**Year built:** 2004

**MLS ID:** 202518614

**List Agent Email:** JTJudski@bhhsblake.com

**Days On Market:** 58

**Living Area sqft:** 2127

**Lot Size Acres:** 0.23 acres

**Category:** Residential

**Status:** Pending

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Zoning:** Single Residence

## Directions

**Directions:** Balltown Consaul Oakmont

## Building Details

**Construction Materials:** Vinyl Siding

**Garage:** 1

**Garage Spaces:** 2

**Roof:** Asphalt

**Property Condition:** Updated/Remodeled

**Fencing:** None

**Patio & Porch:** Porch

**Attached Garage:** 1

**Basement:** Full

**Windows:** Insulated Windows

**Doors:** ENERGY STAR Qualified Doors, Storm Door(s)

**Green Energy Efficient:** Construction, Doors, Insulation, Roof

## Interior Features



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

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** Paddle Fan, Vaulted Ceiling(s), Built-in Features, Ceramic Tile Bath

**Laundry Features:** Laundry Room, Main Level

**Bathrooms Total:** 3

**Heating:** Forced Air

**Appliances:** Convection Oven, Gas Water Heater, Microwave, Refrigerator, Washer/Dryer

**Fireplace Features:** Living Room

**Above Grade Finished Area Source:** CRS

**Bathrooms Full:** 2

## Exterior Features

**Parking:** Attached, Off Street, Paved

**Lot Size Units:** Acres

**Lot Features:** Level, Cleared

**Exterior Features:** Other, Drive-Paved, Lighting

**Lot Size Area:** 0.23

**View:** Trees/Woods

## Amenities & Features

**Utilities:** Cable Available, Underground Utilities

**Water:** Public

**Spa:** Jet Tub

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

**Sewer:** Public Sewer

**Electric:** Underground, 200+ Amp Service, Generator

**HOA Amenities:** None

## Fees

**HOA Fee:** \$192

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

**HOA Fee Frequency:** Monthly

## Financial



**Possession:** At Closing

**Special Listing Conditions:** Standard

**Tax Annual Amount:** \$7,216.89

## School Information

**Elementary School:** Veeder ES

**High School:** Colonie Central HS

**High School District:** South Colonie

