



**\$335,000**

## **52 HANES STREET, GUILDERLAND, NY 12203**

<https://fallatigroup.com>

This spacious 4 bedroom cape sits on a quiet street and is serviced by the Guilderland School District. The kitchen has been updated and features plentiful, quality cabinetry, a large island and tile floors. Beautiful hardwoods grace the living room that is open to the dining area. The first floor is completed with 2 bedrooms, an office area and a convenient full bathroom. Upstairs there are 2 more bedrooms, including a modernized spacious primary that offers striking new LVP flooring and a massive walk in closet. There is also an additional half bath. Plenty of room to enjoy the partially fenced backyard! Full basement, 1 car attached garage and ample driveway parking. Very convenient Guilderland location.

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

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### **Basics**



**Date added:** Added 2 months ago  
**MLS ID:** 202613791  
**List Agent Email:** kkieley2@gmail.com  
**Days On Market:** 6  
**Living Area sqft:** 1785  
**Category:** Residential  
**Status:** Pending  
**Bedrooms:** 4 beds  
**Half baths:** 1 half bath

**Contingency:** Contingent - Continue to Show  
**List Office Name:** Kellie Kieley Realty LLC  
**List Agent Office Phone:** 518-225-0454  
**County:** Albany  
**Lot Size Acres:** 0.18 acres  
**Type:** Single Family Residence  
**Total Rooms:** 11  
**Bathrooms:** 2 baths  
**Year built:** 1949

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## Directions

**Directions:** Western to Venezia to a left onto Hanes, home is on the right.

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## Building Details

**Construction Materials:** Vinyl Siding  
**Attached Garage:** 1  
**Basement:** Full  
**Architectural Style:** Cape Cod

**Garage:** 1  
**Garage Spaces:** 1  
**Roof:** Asphalt  
**Fencing:** Back Yard, Partial

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## Interior Features

**Floor Covering:** Carpet, Hardwood, Tile  
**Cooling:** None

**Interior Features:** Solid Surface Counters, Walk-In Closet(s), Eat-in Kitchen, Kitchen Island

**Laundry Features:** In Basement

**Heating:** Baseboard, Hot Water, Natural Gas, Radiant

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

**Above Grade Finished Area Source:** CRS

**Bathrooms Full:** 1



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## Exterior Features

**Parking:** Attached, Driveway

**Lot Size Units:** Acres

**Lot Features:** Level

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

**Lot Size Area:** 0.18

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## Amenities & Features

**Sewer:** Public Sewer

**Water:** Public

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## Financial

**Special Listing Conditions:** Standard

**Tax Block:** 7

**Tax Tract:** 51.12

**Tax Annual Amount:** \$5,497.80

**Tax Lot:** 5.000

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## School Information

**Elementary School:** Guilderland

**High School District:** Guilderland

**High School:** Guilderland

