



\$479,900

## 53 BROOKLINE DRIVE, CLIFTON PARK, NY 12065

<https://fallatigroup.com>

OPEN HOUSE CANCELLED....MULTIPLE OFFERS. If you've been searching for a lovely colonial on a cul-de-sac with 3000 square feet of finished living space on a wooded lot in sought-after Shen school district, you've found it! Amenities include central air, family room with fireplace, formal living and dining rooms, eat-in kitchen with sliders to a private deck, first floor office, four bedrooms, 2.5 baths, two-car garage, hard-wired smoke and carbon monoxide detectors and a finished walk-out basement with fireplace, home theater and sauna! A wonderful combination of convenience and comfort in a beautiful neighborhood off exit 10. Taxes do NOT reflect STAR.

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

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### Basics



**Date added:** Added 2 months ago  
**List Office Name:** Coldwell Banker Prime Properties  
**List Agent Office Phone:** 518-229-7079  
**County:** Saratoga  
**Subdivision Name:** Country Knolls West  
**Lot Size Dimensions:** 99 x 175  
**Type:** Single Family Residence  
**Total Rooms:** 10  
**Bathrooms:** 3 baths  
**Year built:** 1987

**MLS ID:** 202612504  
**List Agent Email:** nancyklopper@gmail.com  
**Days On Market:** 3  
**Living Area sqft:** 2600  
**Lot Size Acres:** 0.42 acres  
**Category:** Residential  
**Status:** Pending  
**Bedrooms:** 4 beds  
**Half baths:** 1 half bath

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## Virtual Tour

**Virtual Tour:** <https://app.doaudiotours.com/branded?id=15807&lang=en-US>

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## Directions

**Directions:** Exit 10, Ushers Rd to L on Van Patten, R on La Costa, L on Greensboro, right on St Andrews, L on Brookline.

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## Building Details

**Construction Materials:** Brick **Patio & Porch:** Pressure Treated Deck, Front Porch

**Garage:** 1

**Attached Garage:** 1

**Garage Spaces:** 2

**Basement:** Exterior Entry, Finished, Full, Heated, Interior Entry, Walk-Out Access

**Roof:** Asphalt, Shingle

**Property Condition:** Updated/Remodeled

**Architectural Style:** Colonial

**Doors:** Sliding Doors



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## Interior Features

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

**Cooling:** Central Air

**Fireplace:** 2

**Interior Features:** High Speed Internet, Walk-In Closet(s), Eat-in Kitchen

**Laundry Features:** Laundry Closet, Main Level

**Heating:** Forced Air, Natural Gas

**Appliances:** Dishwasher, Microwave, Range, Refrigerator, Washer/Dryer

**Fireplace Features:** Basement, Family Room, Wood Burning

**Above Grade Finished Area Source:** CRS

**Bathrooms Full:** 2

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## Exterior Features

**Parking:** Attached, Garage Door Opener, Heated Garage, Off Street, Paved

**Lot Size Units:** Acres

**Lot Size Area:** 0.42

**Lot Features:** Private, Sprinklers In Front, Wooded, Cul-De-Sac

**View:** Trees/Woods

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## Amenities & Features

**Utilities:** Cable Available

**Sewer:** Public Sewer

**Water:** Public

**Electric:** 200+ Amp Service

**Other Equipment:** Home Theater

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

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## Financial

**Possession:** At Closing

**Special Listing Conditions:** Standard

**Tax Annual Amount:** \$7,050

**Tax Block:** 4

**Tax Lot:** 5.000

**Tax Tract:** 259.13



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# School Information

**Elementary School:** Karigon

**High School:** Shenendehowa

**High School District:** Shenendehowa

