



\$310,000

**7048 SUZANNE LANE, GUILDERLAND, NY
12303**

<https://fallatigroup.com>

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

NEW PRICE! NEW LOOK! This conveniently, easy living Guilderland townhome has an open floorpan and great natural light. 2BR, 1.5BA. Wood burning fireplace. Walk out finished basement. Wood floors. Deck off the combined living room/dining room has a retractable awning. Located in desirable Country Village community.

Basics



Date added: Added 3 months ago

MLS ID: 202519700

List Agent Email: betsyoh2@gmail.com

Days On Market: 73

Living Area sqft: 1524

Category: Residential

Status: Pending

Bedrooms: 2 beds

Half baths: 1 half bath

Contingency: Contingent - Continue to Show

List Office Name: Coldwell Banker Prime Properties

List Agent Office Phone: 518-441-3561

County: Albany

Lot Size Acres: 0.09 acres

Type: Single Family Residence

Total Rooms: 10

Bathrooms: 2 baths

Year built: 1992

Directions

Directions: Western Avenue to R on Willow Street, L on Siver Road, L on Legion drive, L on Elizabeth Ct, L on Suzanne Lane. Home is on the L.

Building Details

Construction Materials: Vinyl Siding

Garage: 1

Basement: Finished, Full

Patio & Porch: Deck, Patio

Garage Spaces: 1

Roof: Asphalt, Shingle

Interior Features



Floor Covering: Hardwood, Laminate, Vinyl

Cooling: Central Air

Fireplace: 1

Interior Features: Paddle Fan, Vaulted Ceiling(s)

Laundry Features: In Basement

Bathrooms Total: 2

Heating: Forced Air, Natural Gas

Appliances: Built-In Gas Oven, Dishwasher, Refrigerator, Washer/Dryer

Fireplace Features: Wood Burning Stove, Living Room

Above Grade Finished Area Source: CRS

Bathrooms Full: 1

Exterior Features

Parking: Driveway, Garage Door Opener, Paved

Lot Size Units: Acres

Lot Features: Meadow, Cleared, Landscaped

Exterior Features: Drive-Paved

Lot Size Area: 0.09

View: Meadow

Amenities & Features

Sewer: Public Sewer

HOA Amenities: None

Water: Public

Fees

HOA Fee: \$450

HOA Fee Includes: Maintenance Grounds

HOA Fee Frequency: Annually

Financial



Possession: At Closing

Tax Annual Amount: \$5,305

Tax Lot: 18.002

Special Listing Conditions: Standard

Tax Block: 1

Tax Tract: 40.05

School Information

High School: Guilderland

High School District: Guilderland

