



**\$574,900**

**759 CARLTON ROAD, CLIFTON PARK, NY  
12065**

<https://fallatigroup.com>

- 3 beds
- Single Family Residence
- Residential
- Active

Why Wait To Build? Brand-new, move-in-ready ranch in Clifton Park! Boasting an open layout and 9' ceilings, this home offers 3 bedrooms, plus office/den. The kitchen shines with upgraded 42" cabinets with crown molding, sleek quartz countertops, and stainless steel appliances for a modern cooking experience. Enjoy the beauty and durability of upgraded LVP flooring throughout. Cozy up by the gas fireplace with stone surround and custom mantle. Primary Suite offers double bowl vanity, tiled shower and walk-in closet. The home is equipped with a 50-gallon hot water tank, high-efficiency forced air furnace and A/C, ensuring year-round comfort. Lawn, Landscaping and driveway are now in as well as a new lawn sprinkler system thats over a 5k extra bonus

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**Basics**



**Date added:** Added 1 month ago  
**List Office Name:** Sterling Real Estate Group  
**List Agent Office Phone:** 518-441-4826  
**Living Area sqft:** 1675  
**Category:** Residential  
**New Construction:** 1  
**Total Rooms:** 9  
**Half baths:** 0 half baths  
**Zoning:** Single Residence

**MLS ID:** 202423860  
**List Agent Email:** dave.triller@gmail.com  
**County:** Saratoga  
**Lot Size Acres:** 0.45 acres  
**Type:** Single Family Residence  
**Status:** Active  
**Bedrooms:** 3 beds  
**Year built:** 2024

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## Directions

**Directions:** Kinns road to Carlton. Property is on the right.

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## Building Details

**Construction Materials:** Drywall, Vinyl Siding  
**Garage:** 1  
**Garage Spaces:** 2  
**Roof:** Asphalt

**Patio & Porch:** Covered, Porch  
**Attached Garage:** 1  
**Basement:** Full, Unfinished  
**Architectural Style:** Ranch

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## Interior Features

**Floor Covering:** Vinyl  
**Cooling:** Central Air  
**Fireplace:** 1  
**Interior Features:** Grinder Pump, High Speed Internet, Solid Surface Counters, Crown Molding  
**Laundry Features:** Electric Dryer Hookup, Main Level, Washer Hookup  
**Bathrooms Total:** 2

**Heating:** Forced Air, Natural Gas  
**Appliances:** Dishwasher, Microwave, Range, Range Hood  
**Fireplace Features:** Living Room  
**Above Grade Finished Area Source:** Builder  
**Bathrooms Full:** 2



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## Exterior Features

**Parking:** Attached, Driveway, Garage Door Opener **Exterior Features:** Drive-Paved, Lighting

**Lot Size Units:** Acres

**Lot Size Area:** 0.45

**Lot Features:** Level, Road Frontage, Landscaped

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## Amenities & Features

**Utilities:** Cable Available

**Sewer:** Public Sewer

**Water:** Public

**Electric:** 200+ Amp Service

**Other Equipment:** Grinder Pump

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

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## Financial

**Possession:** At Closing

**Special Listing Conditions:** Standard

**Tax Annual Amount:** \$11,000

**Tax Block:** 1

**Tax Lot:** 2.002

**Tax Tract:** 265.05

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## School Information

**High School:** Shenendehowa

**High School District:** Shenendehowa

