



\$599,000

## 8 CATHYWOOD COURT, CLIFTON PARK, NY 12065

<https://fallatigroup.com>

\*\*\* Offers due by Saturday 4/4/26 8:00pm\*\*\* Welcome to the highly sought after Oaks neighborhood where comfort, style, and location come together effortlessly. Step inside this beautifully updated home filled with natural light and designed for the way you live today. The open-concept layout creates a seamless flow, anchored by a cozy fireplace that makes every gathering feel like home. What You'll Love: • Gorgeous kitchen with granite countertops & stainless steel appliances • Newly remodeled guest bathroom with modern finishes • Finished basement for extra living, work, or play space • Bright, airy living areas that feel warm and inviting Space for Everyone: • 4 spacious bedrooms | 2.5 baths • Wonderful primary suite featuring en suite bath with garden tub, [...]

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

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### Basics



**Date added:** Added 1 month ago  
**List Office Name:** KW Platform  
**List Agent Office Phone:** 518-421-5599  
**County:** Saratoga  
**Subdivision Name:** The Oaks  
**Category:** Residential  
**Status:** Pending  
**Bedrooms:** 4 beds  
**Half baths:** 1 half bath  
**Zoning:** Single Residence

**MLS ID:** 202614202  
**List Agent Email:** nikkimalachowski@gmail.com  
**Days On Market:** 5  
**Living Area sqft:** 2476  
**Lot Size Acres:** 0.26 acres  
**Type:** Single Family Residence  
**Total Rooms:** 14  
**Bathrooms:** 3 baths  
**Year built:** 2002

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## Directions

**Directions:** Exit 8A, west on Grooms Road, right on Vischer Ferry, left on Avenue of the Oaks (2nd entrance), then a right on to Cathywood CT

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## Building Details

**Construction Materials:** Vinyl Siding

**Attached Garage:** 1

**Basement:** Finished, Full

**Windows:** Window Treatments, Blinds, Double Pane Windows

**Architectural Style:** Colonial

**Patio & Porch:** Deck, Front Porch

**Garage Spaces:** 2

**Roof:** Asphalt

**Property Condition:** Updated/Remodeled

**Doors:** Sliding Doors

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## Interior Features



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

**Cooling:** Central Air

**Fireplace:** 1

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

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

**Heating:** Forced Air, Natural Gas

**Appliances:** Dishwasher, Microwave, Oven, Range, Refrigerator, Water Softener

**Fireplace Features:** Family Room, Gas

**Above Grade Finished Area Source:** Public Records

**Bathrooms Full:** 2

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## Exterior Features

**Parking:** Attached, Driveway, Paved

**Lot Size Units:** Acres

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

**Exterior Features:** Drive-Paved

**Lot Size Area:** 0.26

**View:** None

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## Amenities & Features

**Utilities:** Cable Available, Underground Utilities

**Water:** Public

**HOA Amenities:** None

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

**Sewer:** Public Sewer

**Electric:** 200+ Amp Service, Circuit Breakers

**Other Equipment:** Irrigation Equipment

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## Fees

**HOA Fee:** \$375

**HOA Fee Includes:** Maintenance Grounds

**HOA Fee Frequency:** Annually



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## Financial

**Possession:** At Closing

**Tax Block:** 2

**Tax Tract:** 276.12

**Tax Annual Amount:** \$8,909.38

**Tax Lot:** 4.000

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## School Information

**High School:** Shenendehowa

**High School District:** Shenendehowa

