



**\$625,000**

## **9 COVENTRY DRIVE, CLIFTON PARK, NY 12065**

<https://fallatigroup.com>

- 4 beds
- Single Family Residence
- Residential
- Pending

Amazing space, oversized rooms, and a perfect location are just a few reasons to check out this 2,800 SF Colonial in popular Sherwood Forest! ~Recent upgrades include a new roof, furnace and driveway~A grand staircase, a soaring foyer and a vaulted living room highlight the entrance~Custom built-ins make for a great first floor home office~Beautiful kitchen with granite countertops and center island~FR with a gas FP~A bonus of a fully finished basement w/daylight windows, a bar & open space for lots of recreation activities plus a half bath & awesome laundry room w/cabinets & counterspace.~Oversized 2 car garage and a gorgeous wooded lot~Twilight Open House 5-7 on 5/16 and Saturday, 5/17, from 12-2!

### **Basics**



<b>Date added:</b> Added 2 months ago	<b>MLS ID:</b> 202517329
<b>List Office Name:</b> Howard Hanna Capital Inc	<b>List Agent Email:</b> movewithpeggy1@gmail.com
<b>List Agent Office Phone:</b> 518-470-6058	<b>Days On Market:</b> 3
<b>County:</b> Saratoga	<b>Living Area sqft:</b> 2850
<b>Subdivision Name:</b> Sherwood Forest	<b>Lot Size Acres:</b> 0.47 acres
<b>Category:</b> Residential	<b>Type:</b> Single Family Residence
<b>Status:</b> Pending	<b>Total Rooms:</b> 15
<b>Bedrooms:</b> 4 beds	<b>Half baths:</b> 1 half bath
<b>Year built:</b> 1996	<b>Zoning:</b> Single Residence

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## Directions

**Directions:** I87 to exit 9, west on 146 ~ 2.5 mi to right on Rte 146A, right on Nottingham Way So, left on Coventry

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## Building Details

<b>Construction Materials:</b> Cedar	<b>Patio &amp; Porch:</b> Pressure Treated Deck, Deck
<b>Garage:</b> 1	<b>Attached Garage:</b> 1
<b>Garage Spaces:</b> 2	<b>Basement:</b> Bath/Stubbed, Bilco Doors, Finished, Full, Interior Entry, Other, Sump Pump
<b>Roof:</b> Asphalt, Shingle	<b>Windows:</b> Screens, Wood Frames, Curtain Rods, Drapes, Insulated Windows
<b>Architectural Style:</b> Colonial	<b>Doors:</b> French Doors, Sliding Doors, Storm Door(s)
<b>Fencing:</b> Back Yard, Chain Link, Fenced, Partial, Perimeter	

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## Interior Features



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

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** High Speed Internet, Paddle Fan, Solid Surface Counters, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Built-in Features, Ceramic Tile Bath, Chair Rail, Kitchen Island

**Laundry Features:** In Basement, Laundry Room

**Bathrooms Total:** 3

**Heating:** Forced Air, Natural Gas

**Appliances:** Dishwasher, Disposal, Gas Oven, Gas Water Heater, Microwave, Range, Refrigerator, Washer/Dryer, Water Purifier, Water Softener

**Fireplace Features:** Family Room, Gas

**Above Grade Finished Area Source:** CRS

**Bathrooms Full:** 2

## Exterior Features

**Parking:** Attached, Driveway, Garage Door Opener, Paved

**Lot Size Units:** Acres

**Lot Features:** Level, Sloped, Sprinklers In Front, Sprinklers In Rear, Wooded

**Exterior Features:** Drive-Paved, Lighting, Storm Door(s)

**Lot Size Area:** 0.47

## Amenities & Features

**Utilities:** Cable Available, Underground Utilities

**Water:** Public

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

**Sewer:** Public Sewer

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

## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$11,870

**Tax Lot:** 4.000

**Special Listing Conditions:** Standard

**Tax Block:** 3

**Tax Tract:** 265.09



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# School Information

**Elementary School:** Orenda

**High School:** Shenendehowa

**High School District:** Shenendehowa

