



**\$469,900**

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

<https://fallatigroup.com>

Do NOT Miss Your Rare Chance with this Completely Redesigned Modern Split-Level with Too Many Upgrades to List~You Must See for Yourself! Step into a Lifestyle of Effortless Luxury Where Clean Lines Meet Timeless Craftsman Warmth. Redefining the Modern Ranch, this Masterfully Curated Remodel Just Completed 2025 by a Premier Local Contractor/Designer Team Delivers a Sleek, Minimalist Elegance w/Meticulous Attention to Detail! Giving you Peace of Mind with Your Purchase! ALL NEW EXTERIOR '25: Owens Corning Asphalt Roof, Upgraded Exterior Base to 1/2" Foam Insulation with 7" Wide 'Juniper Grove Green' Board & Batten Vinyl Siding, Tan Trim, & Original Stone Accent Base. Tied in w/ the New GenTek Custom Garage Door & Craftsman Wood Look Front Door! ALL NEW INTERIOR: 3 [...]

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

## **Basics**



**Date added:** Added 3 days ago

**MLS ID:** 202610398

**List Office Name:** Fortune Realty Group LLC

**List Agent Email:** jennifer@fortunerealtygroup.com

**Days On Market:** 2

**County:** Saratoga

**Living Area sqft:** 2116

**Subdivision Name:** Woodland Hills

**Lot Size Acres:** 0.43 acres

**Lot Size Dimensions:** 82'x162'x150'

**Category:** Residential

**Type:** Single Family Residence

**Status:** Pending

**Total Rooms:** 14

**Bedrooms:** 3 beds

**Bathrooms:** 2 baths

**Half baths:** 0 half baths

**Year built:** 1967

**Zoning:** Single Residence

## Directions

**Directions:** I87 Exit 9 West on Rt.146 down 2 miles to right onto Arnold Dr. Left onto Wheeler. House on left at the Bend

## Building Details

**Construction Materials:** Block, Drywall, Stone, Vinyl Siding

**Patio & Porch:** Pressure Treated Deck, Screened, Deck

**Garage:** 1

**Attached Garage:** 1

**Garage Spaces:** 2

**Basement:** Interior Entry, Unfinished

**Roof:** Asphalt

**Windows:** Screens

**Property Condition:** Updated/Remodeled

**Architectural Style:** Custom, Split Level, Split Ranch

**Doors:** ENERGY STAR Qualified Doors, Mirrored Closet Door(s), Sliding Doors

**Fencing:** None

## Interior Features



**Floor Covering:** Carpet, Hardwood, Slate, Vinyl

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** Paddle Fan, Solid Surface Counters, Vaulted Ceiling(s), Wall Paneling, Built-in Features, Ceramic Tile Bath, Chair Rail, Crown Molding, Eat-in Kitchen

**Laundry Features:** Electric Dryer Hookup, In Basement, Washer Hookup

**Heating:** Forced Air, Natural Gas

**Appliances:** Built-In Gas Oven, Dishwasher, ENERGY STAR Qualified Appliances, Gas Oven, Range, Range Hood, Refrigerator

**Fireplace Features:** Electric, Family Room, Insert

**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, Private, Views, Wooded

**Exterior Features:** Drive-Paved, Lighting

**Lot Size Area:** 0.43

**View:** Trees/Woods

## Amenities & Features

**Utilities:** Cable Available

**Water:** Public

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

**Sewer:** Public Sewer

**Electric:** 150 Amp Service, Circuit Breakers

## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$5,649.23

**Tax Lot:** 73.000

**Special Listing Conditions:** Standard

**Tax Block:** 1

**Tax Tract:** 271.06



## School Information

**Elementary School:** Orenda

**High School District:** Shenendehowa

**High School:** Shenendehowa

