



\$454,900

## 94 DUBOIS LANE, CLIFTON PARK, NY 12148

<https://fallatigroup.com>

Pleasant ranch home enjoyed for years in a quiet neighborhood, on a spacious 8.83 acre private wooded setting. Walking & ski trails. Main floor w/ 3 bedrooms, generous sized kit/DR w/built-in cab, full bath, living room w/fireplace and wood stove insert. Hardwood floors in living room, bedrooms and hall. Off the kitchen is a sunroom and a mudroom/sitting area w/closet and side entrance. Back deck. Two-car garage. Ample storage in full basement and unfinished attic space. WH & boiler 2023. New gutters. Could use some modern updates but still a great find! Development possibilities!! 344+/- ft of frontage. Niskayuna Schools with lower Saratoga County taxes. Close to shopping and restaurants. Home is being sold "as is," seller notes no repairs if found [...]

- 3 beds
- Single Family Residence
- Residential
- Active

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### Basics



**Date added:** Added 1 month ago

**List Office Name:** Wurth Real Estate Inc.

**County:** Saratoga

**Lot Size Acres:** 8.83 acres

**Type:** Single Family Residence

**Total Rooms:** 8

**Half baths:** 0 half baths

**Zoning:** Single Residence

**MLS ID:** 202423140

**List Agent Email:** wre@nycap.rr.com

**Living Area sqft:** 1168

**Category:** Residential

**Status:** Active

**Bedrooms:** 3 beds

**Year built:** 1955

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## Directions

**Directions:** Rt. 146 to Blue Barns Rd right on Dubois Ln home on right.

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## Building Details

**Construction Materials:** Vinyl Siding, Wood Siding

**Garage:** 1

**Garage Spaces:** 2

**Roof:** Shingle

**Architectural Style:** Ranch

**Fencing:** None

**Patio & Porch:** Rear Porch, Awning(s), Covered, Deck, Front Porch, Glass Enclosed, Porch

**Attached Garage:** 1

**Basement:** Full, Interior Entry, Sump Pump

**Windows:** Screens, Double Pane Windows, Insulated Windows

**Doors:** Storm Door(s)

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## Interior Features



**Floor Covering:** Hardwood, Vinyl

**Cooling:** Central Air

**Fireplace:** 2

**Interior Features:** Paddle Fan, Built-in Features, Eat-in Kitchen

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

**Bathrooms Total:** 1

**Heating:** Baseboard, Hot Water, Oil

**Appliances:** Built-In Electric Oven, Cooktop, Electric Water Heater, Microwave, Refrigerator, Washer/Dryer

**Fireplace Features:** Wood Burning Stove, Basement, Living Room, Wood Burning

**Above Grade Finished Area Source:** CRS

**Bathrooms Full:** 1

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## Exterior Features

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

**Lot Size Units:** Acres

**Lot Features:** Private, Road Frontage, Sloped, Wooded, Landscaped

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

**Lot Size Area:** 8.83

**View:** Trees/Woods

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## Amenities & Features

**Utilities:** Cable Available, Cable Connected

**Water:** Public

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

**Sewer:** Septic Tank

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

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## Additional

**Compensation Disclaimer:** .

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## Financial



**Possession:** At Closing

**Tax Annual Amount:** \$6,992.46

**Tax Lot:** 4

**Special Listing Conditions:** Standard

**Tax Block:** 2

**Tax Tract:** 269.00

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## School Information

**Elementary School:** Glencliff

**High School District:** Niskayuna

**High School:** Niskayuna

