



**\$494,500**

## **96 APPLETREE LANE, CLIFTON PARK, NY 12065**

<https://fallatigroup.com>

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

Open houses Sat. 8/9 from 11-1 & Sun 8/10 from 1-3. Welcome to 96 Appletree Lane—a meticulously cared-for 4BR, 2.5BA Hanover center hall colonial on a picturesque 0.5-acre lot. With 2,632 sq ft, this home features a spacious family room w/custom built-ins & a private home office with its own exterior entrance—perfect for a home office setup or a home business. Numerous updates include roof (6 yrs), AC (6 yrs), furnace (4 yrs), new water heater, sump pump, battery backup, replacement windows, and hardwood floors. The finished basement offers extra living space, and the composite deck provides a low-maintenance outdoor retreat. Located in a walkable neighborhood near a park, this home combines comfort, convenience, and charm—truly move-in ready

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### **Basics**



**Date added:** Added 3 weeks ago

**List Office Name:** Howard Hanna Capital Inc

**List Agent Office Phone:** 518-878-5952

**County:** Saratoga

**Lot Size Acres:** 0.5 acres

**Type:** Single Family Residence

**Total Rooms:** 15

**Bathrooms:** 3 baths

**Year built:** 1979

**MLS ID:** 202523269

**List Agent Email:** kristenbordonaro@howardhanna.com

**Days On Market:** 5

**Living Area sqft:** 2632

**Category:** Residential

**Status:** Pending

**Bedrooms:** 4 beds

**Half baths:** 1 half bath

## Directions

**Directions:** From Kinns Road, turn rt onto Bernini Dr and left onto Michelenagelo

## Building Details

**Construction Materials:** Aluminum Siding, Brick, Drywall

**Garage:** 1

**Garage Spaces:** 2

**Roof:** Asphalt, Shingle

**Architectural Style:** Colonial

**Fencing:** None

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

**Attached Garage:** 1

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

**Windows:** Screens, Shutters, Aluminum Frames, Curtain Rods, Double Pane Windows, ENERGY STAR Qualified Windows

**Doors:** Mirrored Closet Door(s), Sliding Doors, Storm Door(s)

## Interior Features



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

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** High Speed Internet, Walk-In Closet(s), Wall Paneling, Ceramic Tile Bath, Crown Molding, Eat-in Kitchen, Built-in Features

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

**Heating:** Baseboard, Hot Water, Natural Gas

**Appliances:** Ice Maker, Convection Oven, Dishwasher, Disposal, Dryer, Electric Oven, ENERGY STAR Qualified Appliances, Gas Water Heater, Microwave, Oven, Range, Refrigerator, Washer, Water Softener

**Fireplace Features:** Family Room, Wood Burning

**Above Grade Finished Area Source:** CRS

**Bathrooms Full:** 2

## Exterior Features

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

**Lot Size Units:** Acres

**Lot Features:** Level, Wooded, Landscaped

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

**Lot Size Area:** 0.5

**View:** Trees/Woods

## Amenities & Features

**Sewer:** Public Sewer

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

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

**Water:** Public

**Other Equipment:** None, Dehumidifier

## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$6,520.16

**Special Listing Conditions:** Standard



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# School Information

**Elementary School:** Orenda

**High School:** Shenendehowa

**High School District:** Shenendehowa

