



\$699,900

## 99 BOYACK ROAD, CLIFTON PARK, NY 12065

<https://fallatigroup.com>

Welcome to 99 Boyack Road — refined comfort in a peaceful setting set on nearly an acre of wooded privacy in Clifton Park, this beautifully maintained home blends everyday practicality with understated luxury. Step outside to your own backyard retreat featuring a newer Trex deck and a professionally serviced heated saltwater pool, seasonally closed for convenience and peace of mind. Expansive patio and deck areas, enhanced by dusk-to-dawn lighting, create the perfect atmosphere for entertaining or relaxing evenings surrounded by mature landscaping. Inside, a classic wood-burning fireplace anchors the main living space, offering warmth and character. The thoughtfully remodeled kitchen is equipped with high-end appliances, including a Sub-Zero refrigerator, built-in wine fridge, under-cabinet lighting, and soft accent lighting above the cabinetry for [...]

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



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## Basics

**Date added:** Added 3 days ago

**MLS ID:** 202612604

**List Office Name:** Venture Fox Realty Group LLC

**List Agent Email:** [jmazuryk@venturefoxrealty.com](mailto:jmazuryk@venturefoxrealty.com)

**List Agent Office Phone:** 518-929-4475

**Days On Market:** 1

**County:** Saratoga

**Living Area sqft:** 2880

**Lot Size Acres:** 0.94 acres

**Category:** Residential

**Type:** Single Family Residence

**Status:** Active

**Total Rooms:** 13

**Bedrooms:** 4 beds

**Bathrooms:** 3 baths

**Half baths:** 1 half bath

**Year built:** 1990

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## Virtual Tour

**Virtual Tour:** <https://app.doaudiotours.com/branded?id=15817&lang=en-US>

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## Directions

**Directions:** Exit 8 Crescent Rd, to Southbury Rd, to Longwood to Old Coach to Boyack.

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## Building Details



**Construction Materials:** Drywall, Stone, Wood Siding

**Garage:** 1

**Garage Spaces:** 2

**Roof:** Asphalt

**Property Condition:** Updated/Remodeled

**Doors:** French Doors, Mirrored Closet Door(s)

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

**Attached Garage:** 1

**Basement:** Finished, Full, Heated, Interior Entry, Unfinished

**Windows:** Window Treatments, Blinds, Curtain Rods, Drapes

**Architectural Style:** Colonial, Craftsman, Custom

**Fencing:** Wrought Iron, Back Yard, Fenced, Gate

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## Interior Features

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

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** High Speed Internet, Paddle Fan, Vaulted Ceiling(s), Walk-In Closet(s), Wall Paneling, Built-in Features, Cathedral Ceiling(s), Central Vacuum, Chair Rail, Crown Molding, Eat-in Kitchen, Kitchen Island

**Laundry Features:** Electric Dryer Hookup, Laundry Room, Main Level

**Heating:** Forced Air, Natural Gas, Radiant Floor

**Appliances:** Convection Oven, Dishwasher, Electric Oven, Gas Oven, Gas Water Heater, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Wine Cooler

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

**Above Grade Finished Area Source:** CRS

**Bathrooms Full:** 2

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## Exterior Features

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

**Lot Size Units:** Acres

**Lot Features:** Secluded, Level, Private, Sprinklers In Front, Sprinklers In Rear, Wooded, Landscaped

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

**Lot Size Area:** 0.94

**View:** Pond, Trees/Woods



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## Amenities & Features

**Utilities:** Cable Connected, Underground Utilities

**Water:** Public

**Pool Features:** In Ground, Salt Water

**Sewer:** Public Sewer

**Electric:** Underground, 200+ Amp Service

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

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## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$11,815.13

**Tax Lot:** 5.004

**Special Listing Conditions:** Standard

**Tax Block:** 6

**Tax Tract:** 289.05

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## School Information

**Elementary School:** Okte

**High School District:** Shenendehowa

**High School:** Shenendehowa

