



*Your Lake George Real Estate Experts!*

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Listing courtesy of: Four Seasons Sothebys Int RE

## **MLS# - 202414043 - Price: \$749,900**

1079 Merlin Drive, Niskayuna, NY

**Description:** Luxury awaits in this Niskayuna schools gem, featuring 4 beds, 4 baths, and an open floor plan flooded with sunlight. Indulge in the professionally designed and decorated interior, including a knock your socks off primary suite. I LOVE the multiple decks and outdoor spaces making indoor-outdoor access and time spent seamless! Enjoy the convenience of a fully fenced backyard and quick access to the Mohawk Hudson bike path. Lower level walk out can be used as an apartment. Experience refined living and adaptability in this meticulously crafted home. Voted #3 in Best Highschools in the Albany, NY area!



**Acres:** 0.42

**Bedrooms:** 4

**Estimated Taxes:** \$10,620

**Heat:** Forced Air, Natural Gas, Wood

**Basement:** Apartment, Bath/Stubbed, Exterior Entry, Finished, Full, Heated, Interior Entry, Walk-Out Access

**County:** Schenectady

**Zoning:** Single Residence

**Town:** Niskayuna

**Bathrooms:** 3 Full

**Water:** Public

**Garage:** 2

**Exterior:** Stucco, Vinyl Siding

**Cooling:** Attic Fan, Central Air

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

**Property Type:** Residential

**School District:** Niskayuna

**Sewer:** Public Sewer

**Property Style:** 1 Family + In-Law, Custom

**Exterior Features:** Drive-Paved, Garden, Gas Grill, Lighting

**Parking Spaces:** 6



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