



*Your Lake George Real Estate Experts!*

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## **MLS# - 202414514 - Price: \$349,900**

16 Cortland Boulevard, Clifton Park, NY

**Description:** Welcome home to this charming Raised Ranch nestled in the heart of Clifton Park. The bright & open floor plan features 4 BR, 2 BA, an eat-in kitchen, a DR/LR combo w/ cathedral ceilings, HW floors & newer carpets t/out. The versatility of this home shines through on the main level, where a FR, a BR, & a full BA await. Convenience is key, with a utility closet & washer & dryer, which is easily accessible. Step through the back door leading to the spacious yard w/ mature trees & lots of wildlife. There's plenty of space to entertain in the private, inground pool. Other amenities include, a blackberry & blueberry bush, 3 year old roof, new gas lines installed in garage & laundry area & newer appliances! Conveniently located to restaurants, park & the I-87 on ramp. Make this home yours today.



**Acres:** 0.48

**Bedrooms:** 4

**Estimated Taxes:** \$2,642

**Heat:** Forced Air, Natural Gas

**Basement:** None, Slab

**County:** Saratoga

**Interior Features:** High Speed Internet, Paddle Fan, Wall Paneling, Built-in Features, Cathedral Ceiling(s), Ceramic Tile Bath, Eat-in Kitchen

**Town:** Clifton Park

**Bathrooms:** 2 Full

**Water:** Public

**Garage:** 1

**Exterior:** Vinyl Siding

**Cooling:** None

**Property Type:** Residential

**School District:** Shenendehowa

**Sewer:** Public Sewer

**Property Style:** Raised Ranch

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

**Parking Spaces:** 4



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