

## **852 Hereford Way - Avon Crest**

Niskayuna, NY 12309

Town of Niskayuna - Niskayuna Schools

2,618 SQ FT

4+ Bedroom - 2.5 Bath Colonial

\$274,900



### **1st Floor**

- Tiled Entrance and Hallway
- Eat In Kitchen with Hardwood Floor, Trash Compactor and Disposal
- Family Room with Wood Burning Fireplace and Built-In Bookshelves
- 2 Sets of Sliding Glass Doors that Open to Bi-Level Porch (from Kitchen and Family Room)
- Formal Living and Dining Rooms with Hardwood Floors
- 5th Bedroom / Office / Study
- Laundry / Mudroom
- 1/2 Bath with 2 Entrances (Potential to Expand to Full Bath - See Garage Side of Wall)

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## 2nd Floor

- Large Master Bedroom with Hardwood Floor, Walk-In Closet and 2 Additional Closets
- Master Bath with Walk-In Shower with Glass Door
- 3 Additional Bedrooms with Hardwood Floors and Generous Closets
- Full Bathroom with Bathtub with Sliding Glass Doors
- Hardwood Floor Hallway

## General

- Prestigious Avon Crest Neighborhood
- Niskayuna Schools
- 2,618 Square Feet
- Gas Heat / Central Air
- Central Vacuum
- Intercom System
- Security System
- 2 Car Attached Garage
- Beautiful Treed Lot

## Taxes (2014 w/ Veteran's & Star Exemption)

- School: \$5415.36
- County: \$3,634.46
- Based on \$320,000 Assessment

Listed By:

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