



Prudential

**Manor Homes,
REALTORS®**

***Welcome Home To:
624 Grooms Rd, Clifton Park, NY 12065
\$499,500***



Conveniently located in Clifton Park on a dead end street near everything. Award winning schools, shopping, churches, and synagogues. Exit 8A of I87 easy access. Private setting 1.13 Acres big enough for beauty; small enough for easy care and a lovely patio in the back. Built custom by Semenza Homes.

***For More Information, please call:
Susan Stott, CRS, GRI, CBR, SRES
Prudential Manor Homes, REALTORS
371-8040 ext. 210 office
428-3204 cell/ vm
susan@susanstotthomes.com
Web site: susanstotthomes.com***



Entrance Foyer: An entry hall that greets family and guests with warmth; two story foyer with oak flooring and marble inlay and oak staircase ,solid mahogany front door with patina leaded beveled glass.



Great room: (22 x 15) two story room, entertaining –size accommodates largest family gatherings, hardwood flooring, floor to ceiling stone fireplace, and ceiling fan, 5 1/2” inch colonial baseboard and recessed lighting.



Formal Dining Room: (12 x 18) a dining room that puts graciousness back into entertaining large windows overlooking front yard ,oak and Brazilian cherry flooring, tray ceiling, crown molding chair rail.

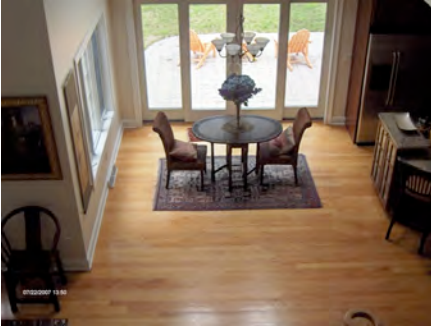


Kitchen: Custom gourmet kitchen with top of the line appliances, oak hardwood floor, cherry cabinets, and granite counter tops.

Butler Pantry: with cherry cabinets, granite counter and wine cooler.

Laundry room: with ceramic tile floor, cabinets, and laundry sink

Half bath: with ceramic tile flooring *and pedestal sink*



Breakfast room: with 10 foot slide to brick paver patio, vaulted ceiling with two skylights



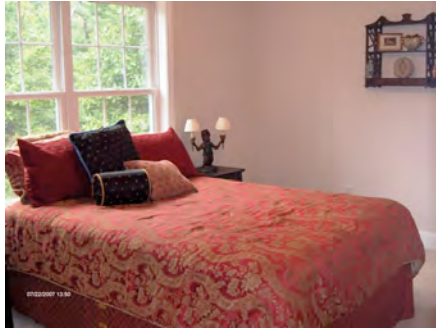
Den/ Office: on the first floor with wall to wall carpeting French doors.



Master Bedroom: with space to spare and grace to match, wall to wall carpeting, two large walk-in California closets shower.



Master Bath: with cherry cabinets, tumbled tile floor, oversized Jacuzzi tub, and fully tiled walk-in shower with w shower jets and two body jets.



Bedroom 2, 3 & 4: Three bedrooms grouped around center hall for efficient traffic pattern, tastefully decorated, wall to wall carpeting, and large closets and ceiling fans. Jack and Jill bath for bedrooms 2 & 3. 4th bedroom has private bath.

3 Car garage: a garage for three big cars plus all the bikes, tools, and toys you own.

Additional Information

Gas forced air heat and central air
Asphalt Shingled roof
Taxes: \$11,426 approx.
Age: 3
Square Feet: 3106
Central Vac
April Aire Central humidifier
Carbon Monoxide detectors
200 Amp electrical service
R-21 6inch exterior wall insulation

3 Car garage
School: Shenendehowa
Lot Size: 1.13 Acre
Exterior: Stone / Stucco
Full basement
Sprinklers front & Back
Security System
Sump Pump
Anderson Low –e windows
R-38 12 inch ceiling insulation

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