

David Phaff & Associates at RealtyUSA is pleased to offer

1201 Greenwich Drive, Albany

Maintenance-Free, First Floor Living— Move in Ready!



- 2 BR, 1 BA, 1050 Square Feet
- First floor, corner unit
- Open living room with fireplace
- Large bedrooms with ample closet space
- Patio, beautiful surroundings and an in-ground pool on premises
- Move in condition!

Come home and relax! This well-kept condominium offers the pride of homeownership without all the maintenance!

Enter through the front door into the tiled entry, where both a storage room and coat closet offer plenty of usable storage space. The open living room boasts a contemporary, wood burning fireplace and access to the patio. The L-shaped living/dining area opens to the neutral, galley style kitchen.



456-5333

After Hours, Ext 5555

www.davidphaff.com

Information contained herein is deemed reliable but is not guaranteed.

**David
Phaff**

& ASSOCIATES at

RealtyUSA
.com

1201 Greenwich Drive, Albany



Room Dimensions

First Level

Foyer	6 x 8
Storage Closet	8 x 6
Living Room	13-8 x 19-10
Dining Area	7-3 x 9
Kitchen	9-6 x 7-5
Master Bedroom	16-4 x 11-7
Walk-in Closet	6 x 6
Vanity Area	4 x 6
Full Bath	9-5 x 7-7
Bedroom 2	9-6 x 10-8

Other Details

Lot Size	N/A
Heating System	Electric
Average Utility Bill	\$108 / Month
HOA Fees	\$172 / Month
Wheelchair Accessible?	Yes
Roof	Asphalt Shingle
Exterior	Vinyl Siding
Water & Sewer	Public
Taxes	Town \$ 736
	School \$ 3003 (No Exemptions)
School District	Albany
Appliances Included:	Range with Oven Refrigerator Dishwasher Washer & Dryer

Above: The spacious master bedroom features a wet vanity, a walk-in closet and access to the full bath. The spare bedroom is also well sized.

Below: An in-ground pool and well-manicured grounds are all included thanks to the homeowners association



456-5333
After Hours, Ext 5555

David Phaff & Associates, Inc. at RealtyUSA
1826 Western Avenue, Albany, NY 12203

David Phaff
& ASSOCIATES at RealtyUSA.com

Information contained herein is deemed reliable but is not guaranteed.