

David Phaff & Associates at RealtyUSA is pleased to offer

1836 Wagner Street, Rotterdam

Immaculate, Updated Cape Cod on a Quaint Residential Street



- 1400 Sq Ft, 3 BR, 1.5 BA
- Updated kitchen and baths
- Gleaming hardwood floors
- Fantastic media room in finished basement
- Level, manicured lot
- Quiet street
- Convenient location

Welcome home! This beautifully maintained and updated Cape Cod sits pretty as a picture on a well-manicured lot.

Inside you'll discover an updated kitchen with an open dining area, updated baths, a comfortable living room, a cozy family room, three well-sized bedrooms and a fantastic media room in the finished basement.



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

Real People, Real Service, Real Estate!

1836 Wagner Street, Rotterdam



(left) Charming bedrooms with plenty of room for furniture.

(Below, counter clockwise) Family room, full bath, media room.

Room Dimensions

Basement

Media Room 11-10 x 31-4
Half Bath 4-4 x 8-3

First Floor

Living Room 13-6 x 7-7
Formal Dining Room 9-5 x 11-5
Kitchen 9-2 x 11-5
Full Bath 4-11 x 7-11
Bedroom 1 9-11 x 11-4
Bedroom 2 11-5 x 14-3

Second Floor

Family Room 9-4 x 18-8
Bedroom 3 12-6 x 13-3

Other Details

Lot Size	60' x 120'
Heating System	Hot Air
Heating Fuel	Natural Gas
Cooling	Central Air
Roof	Asphalt Shingle
Exterior	Vinyl
Water	Public
Sewer	Septic
Taxes	Town \$ 1585
	School \$ 2905
School District	Schenectady
Appliances Included:	Range w/ oven Refrigerator Dishwasher Microwave



(Below) A level, manicured lot offers plenty of space for playing, gardening or entertaining.



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.