

# 253 SO. MAIN AVE

ALBANY, NEW YORK 12208

## For Sale by Owner

who proudly offers 2,226 square feet of living space on one of the loveliest streets in Albany.

**\$242,900, By Owner,**

Until mid-July, when it will be listed with a broker if it has not sold.  
*(Then the price goes up!)*

**Seller Is Willing To Pay**

**2.5% Buyer's Agent Fee.**

**Amenities** include 4 Bedrooms, two baths, living room, formal dining room, sunroom, first floor family room with gas fireplace, upstairs sewing room/office, ceramic tile baths and kitchen floors, beautiful hardwood floors in all rooms except family room and master bedroom, fenced-in patio area. Gas furnace replaced in 2009. Roof on original part of house replaced in 2006. Off-street parking.

[info@253southmain.com](mailto:info@253southmain.com)

**Call Mark Lyons  
(518) 469-1846**



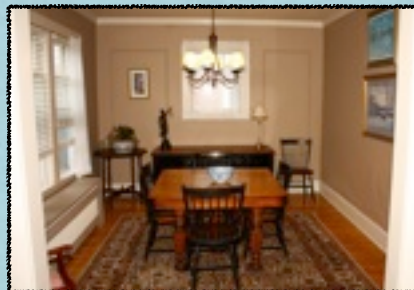
## Charming Family Home

This 1927 home offers the character of an older home and the convenience of city living. At the corner of South Main and New Scotland, the house is a short walk from restaurants and shops, the post office, the library, St. Peter's Hospital, and Temple Israel. It is conveniently situated on the #13 bus route, which travels from Slingerlands to the heart of downtown Albany.

The current owners have occupied the home since 1979. In 1990, to accommodate their growing family, they demolished the attached garage on the north side of the house and added a 600-square-foot wing featuring a family room, downstairs bath, front hall and closet area, and a fourth bedroom. This diverse neighborhood is a great place to raise a family.



**LIVING ROOM:** A gracious 25x12 feet. Crown molding, gleaming hardwood floors, opens to sun room and dining room. 4 large windows welcome the morning sun.



**DINING ROOM:** Comfortable 13x11 feet. More beautiful hardwood floors and crown moldings. 4 more windows, 3 with southern exposure. Warm and cozy.



**FAMILY ROOM:** A spacious sunken 15x16 foot room with 10-foot-high ceiling. Warmed by new, high-efficiency, direct-vent gas fireplace. Built-in bookcases flank slider, which opens out to beautiful private patio. Wall-to-wall carpeting.

## FACTS

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**Schools:** Albany City Schools. New Scotland Elementary (formerly School 19) is an easy walk at 0.4 mile; Stephen and Harriet Meyers Middle School and Albany High are each within 2 miles of the home.

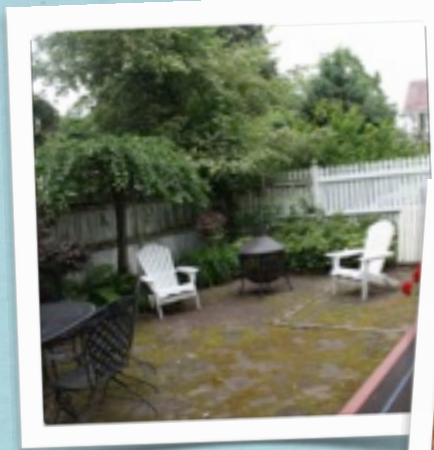
**Taxes** in 2010:  
\$7227.66 (property and school)

**National Grid 2010:**  
\$256 monthly average  
Heat is gas hot water in original part of home. The 1990 addition is electric baseboard.

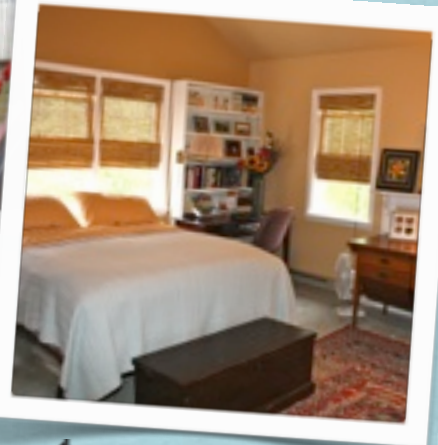
**Lot Size:** 51 x 107

Unfinished basement.  
Full walk-up attic.

## INTIMATE SPACES



✦ Enclosed brick patio and garden area measures 18x35 feet. Low-maintenance oasis offers great space for outdoor dining or a quiet read.



Master bedroom is a 15x15 foot square with 10-foot-high vaulted ceiling. Five windows, 2 closets, 2 built-in bookcases - a delightful retreat! Wall to wall carpeting.



## SUNNY

## COMFORTABLE

## FRESH



This 13x11 foot bedroom features a charming dark-stained tongue-and-groove pine ceiling with white moldings. Three windows keep it airy and bright. Hardwood floor.



Another spacious bedroom measures 14.5x10 feet. Shiny floor, a freshly painted charmer.



An efficient and well-designed 9x13.5 feet, the kitchen includes ample cabinet storage space, a peninsula work area that accommodates 3 stools, and a walk-in pantry. Stainless steel Bosch dishwasher, newer white Kenmore refrigerator with french doors, gas stove, built-in microwave, and garbage disposal. Ceramic-tile floor.