

# Welcome Home

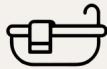
3952 MERGANSER DR, LIVERPOOL, NY



LISTED AT \$244,900



3 BDRM



1.5 BATH



1,128  
SQFT



1-CAR  
GARAGE



.15  
ACRES

MLS: S1623333

Welcome to this cozy split-level home in Liverpool! Step inside to discover an inviting living room with elegant hardwood floors and a wood-burning fireplace, perfect for the winter months in CNY. The main floor's open layout seamlessly connects the living room, dining area, and kitchen. Enjoy the modern touch of granite countertops and painted kitchen cabinets. The newly renovated finished basement and downstairs foyer offer extra living space, ideal for a home office, recreational area, extra storage, and/or a mudroom. A community park with a basketball court and gazebo is just a short walk away.



[Video walkthrough link: bit.ly/mergansertour](https://bit.ly/mergansertour)

## PROPERTY DETAILS

- Split-level home
- Wood-burning fireplace
- Granite countertops
- Painted kitchen cabinets
- Eat-in kitchen
- Hardwood and luxury vinyl floors
- Fully fenced in backyard
- Common town playground and green area directly behind back fence
- New hot water heater and furnace

Feel free to reach out with any questions!

Rachel Losito Baker

REAL ESTATE AGENT

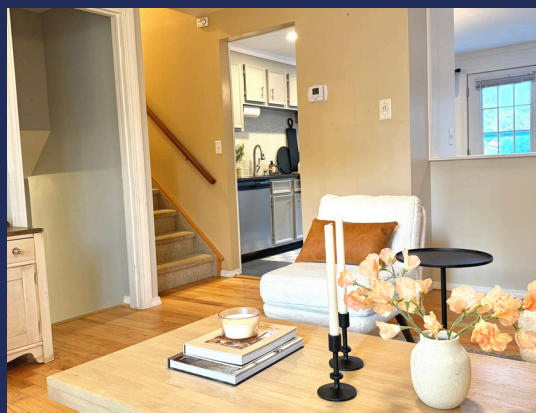
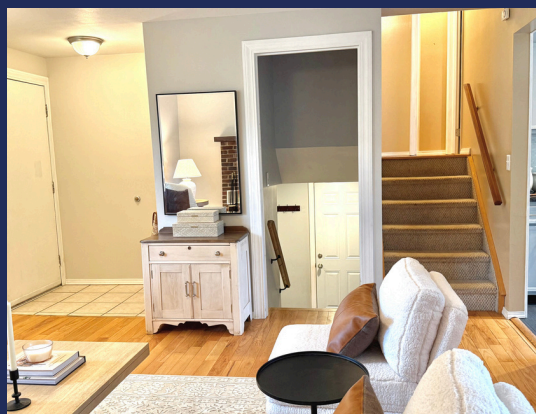


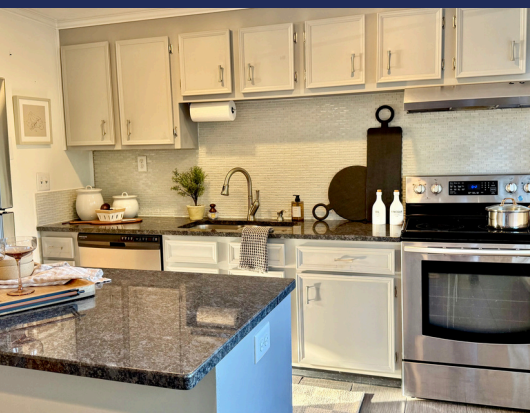
CELL: (315) 956-4221

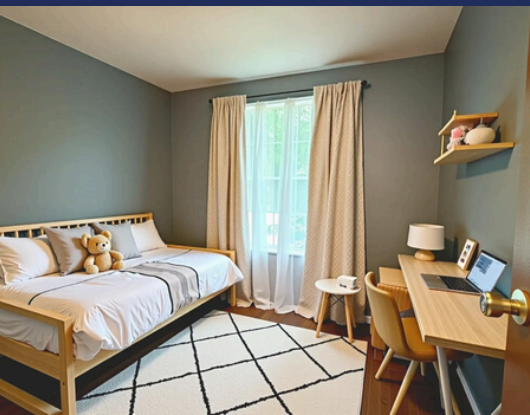
EMAIL: [RACHEL@APEXREBROKERS.COM](mailto:rachel@apexrebrokers.com)

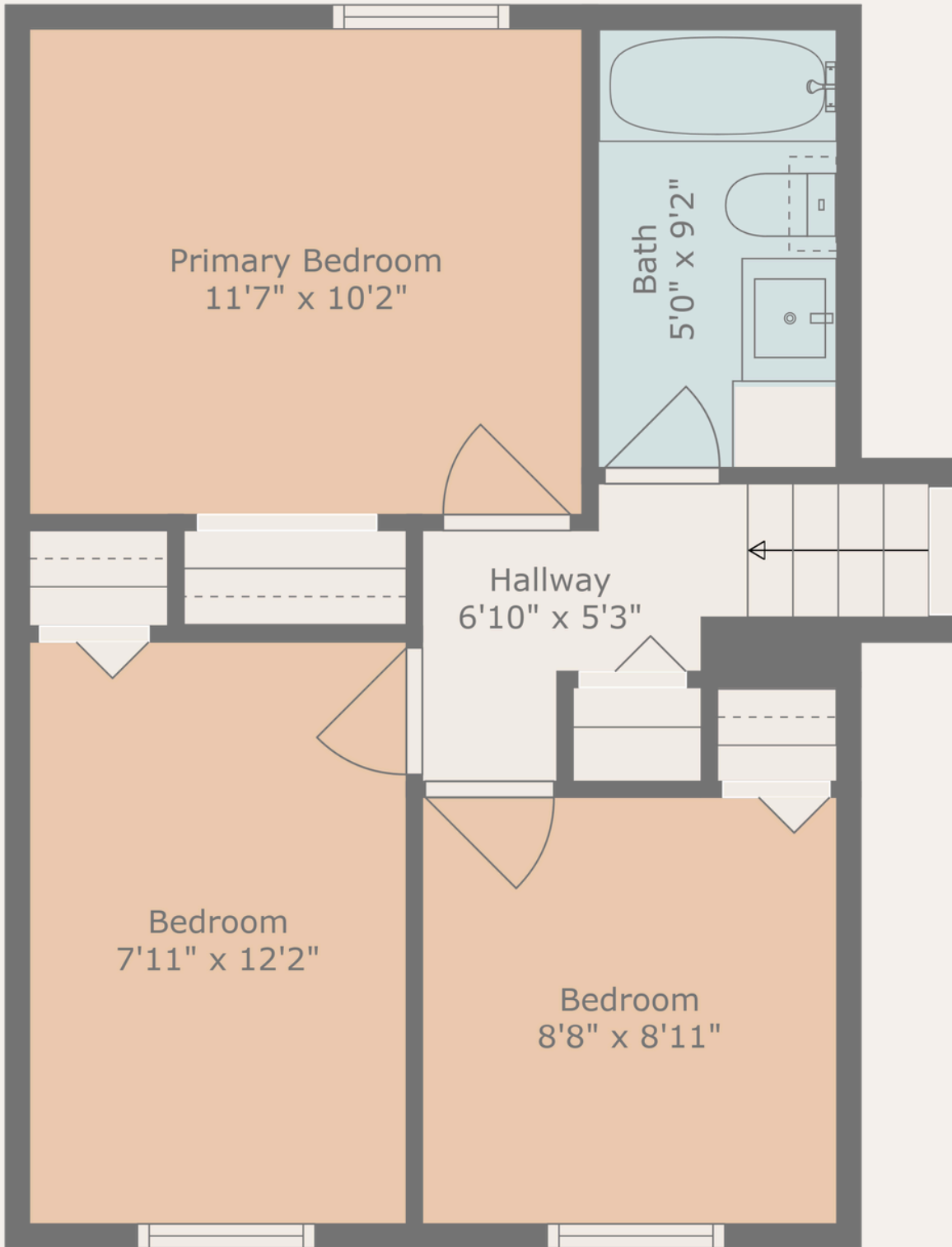
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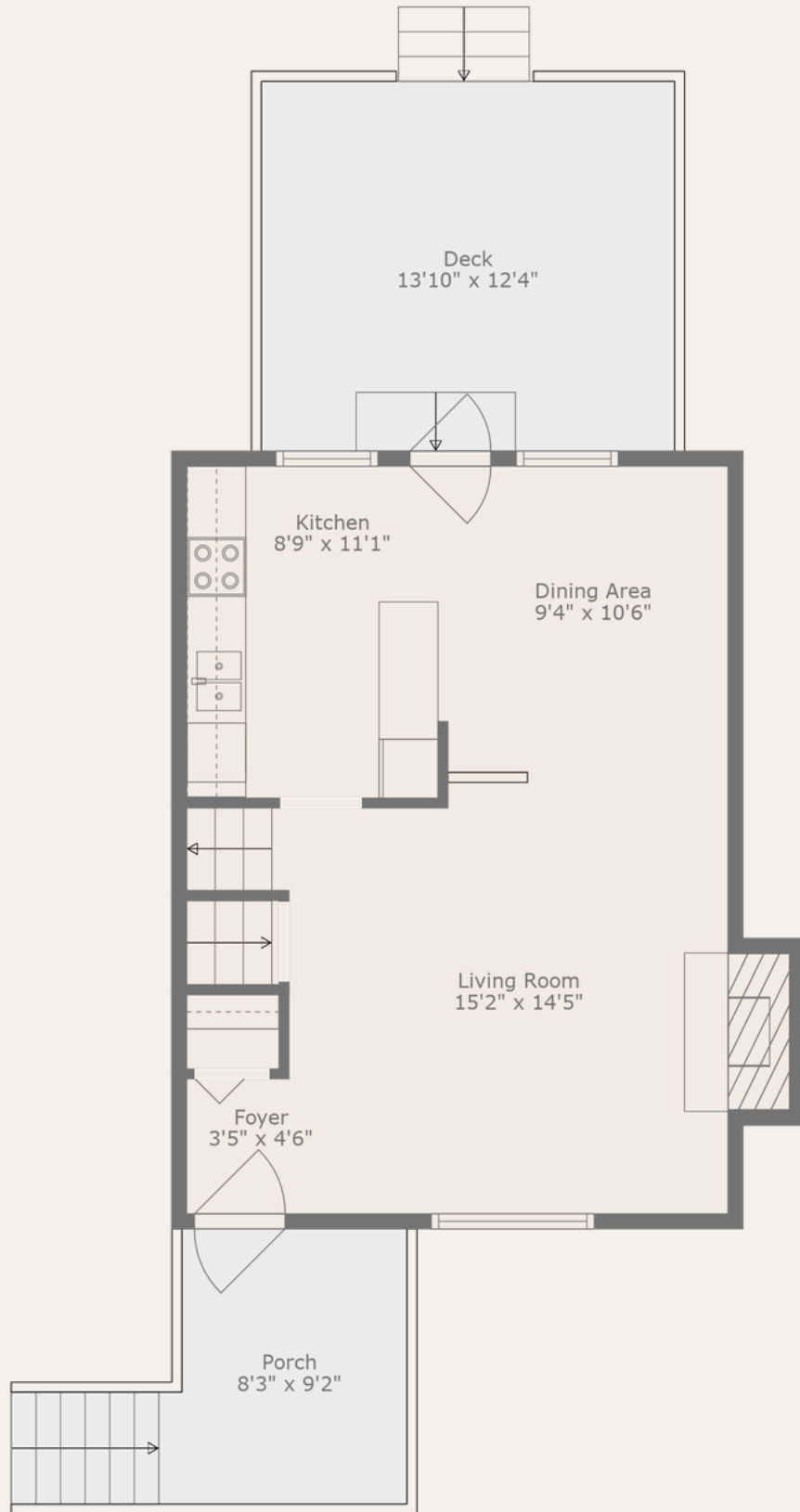
**TOTAL: 1280 sq. ft**

BELOW GROUND: 235 sq. ft, FLOOR 2: 163 sq. ft, FLOOR 3: 455 sq. ft, FLOOR 4: 427 sq. ft

EXCLUDED AREAS: UTILITY: 187 sq. ft, GARAGE: 236 sq. ft, PORCH: 90 sq. ft,

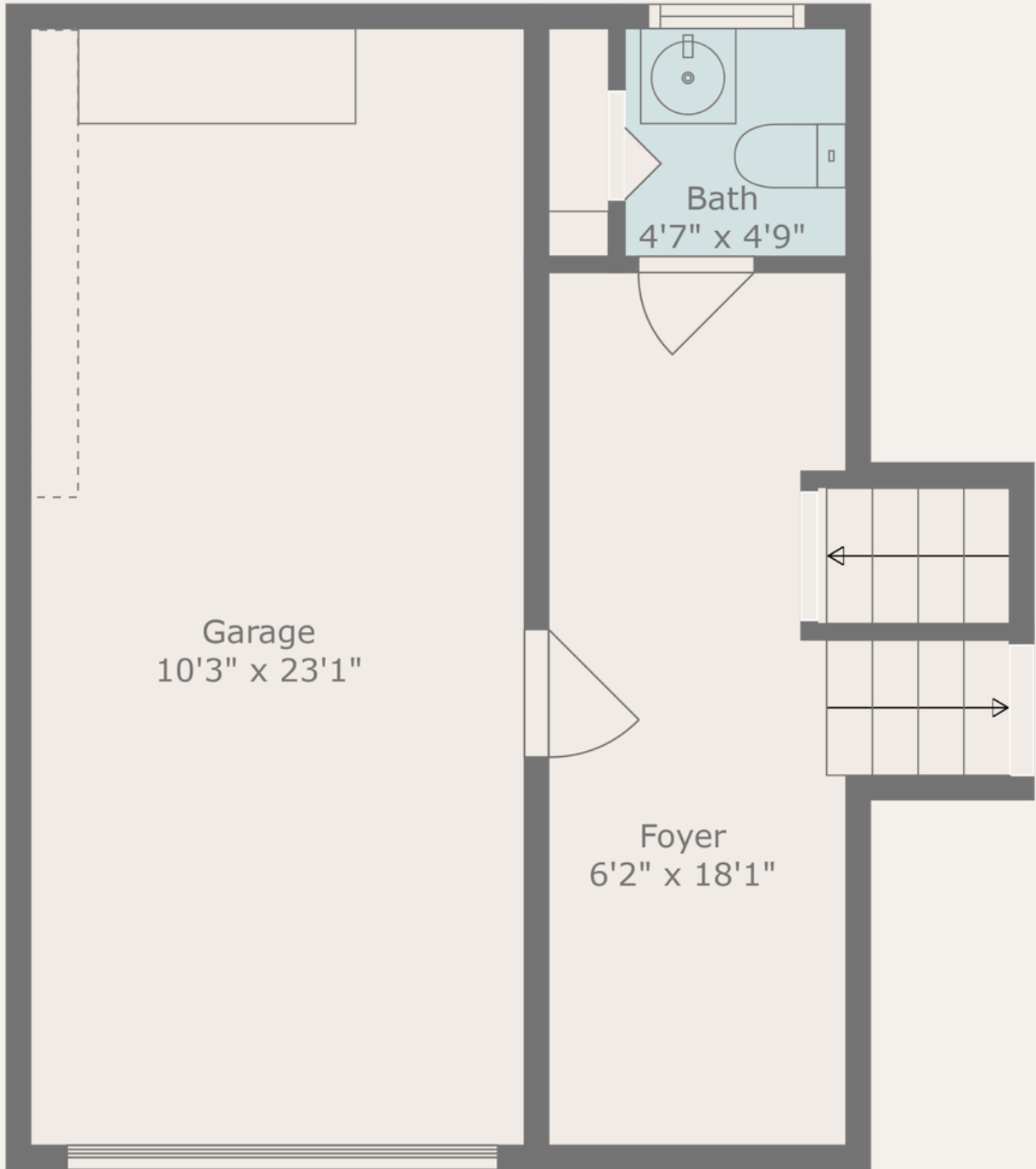
DECK: 171 sq. ft, FIREPLACE: 13 sq. ft

WALLS: 185 sq. ft



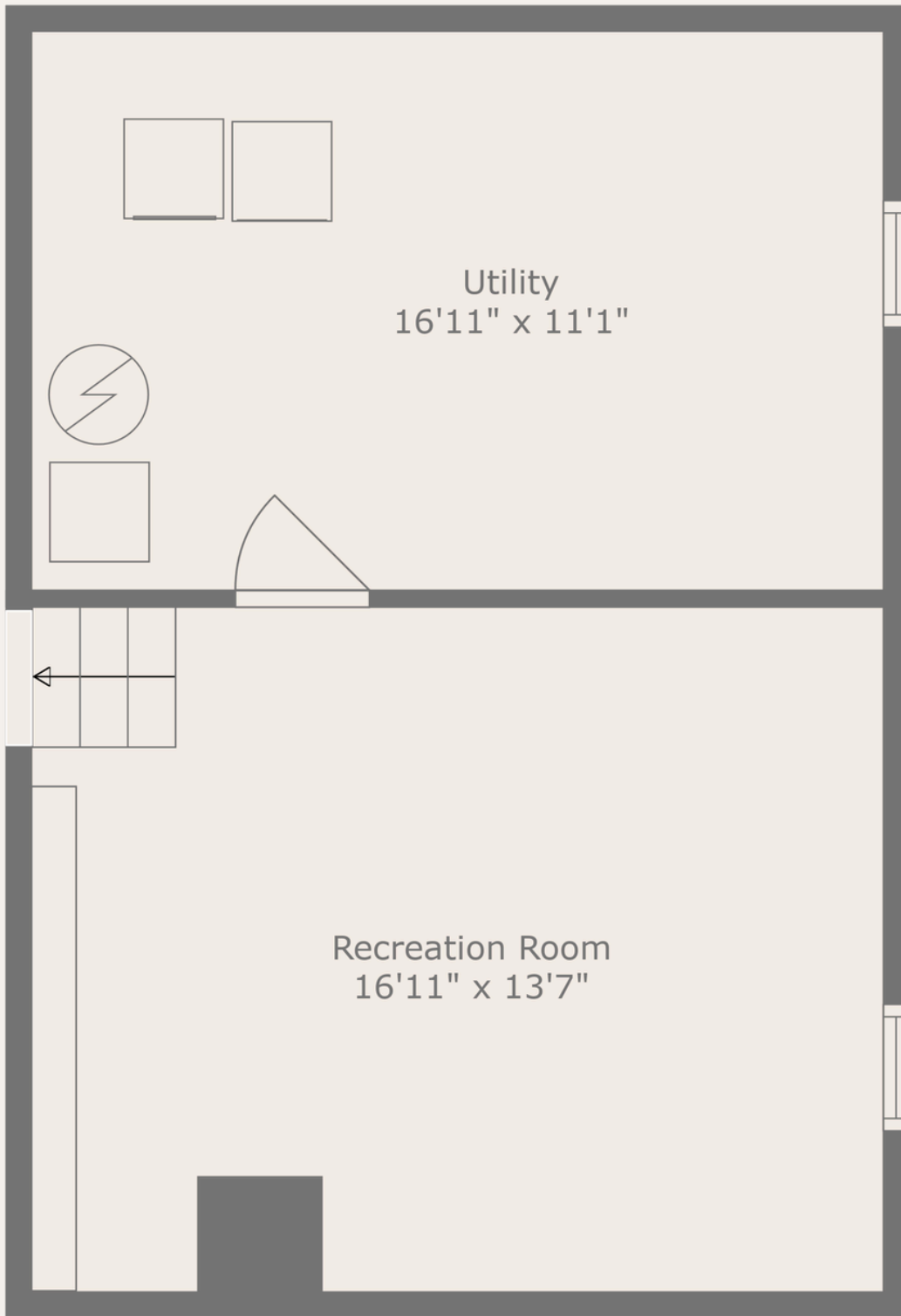
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Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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