



**\$319,999**

## **10 FERRARA AVENUE, COLONIE, NY 12304**

<https://fallatigroup.com>

Welcome to 10 Ferrara Ave, an updated 3-bedroom 1 full bathroom house situated on just under a .5-acre lot in the desirable Colonie School District! This home features an open concept kitchen with island, living room, dining area, 1 bathroom and 3 full bedrooms. Beautifully refinished hardwood floors throughout and new cabinets with quartz counters await. A back porch and front porch away to host friends and family all year round! Finished waterproof basement with rubber flooring for extra space and laundry! Enjoy the spacious lot and yard with friends and family! There is a ductless minisplit to keep cool on those hot summer nights! Low taxes! Close to all shops, restaurants and stores! All that's left to do is move in [...]

- 3 beds
- 1 bath
- Single Family Residence
- Residential
- Active

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### **Basics**



**Date added:** Added 1 month ago  
**List Office Name:** Empire Real Estate Firm LLC  
**List Agent Office Phone:** 518-281-9784  
**County:** Albany  
**Lot Size Acres:** 0.4 acres  
**Type:** Single Family Residence  
**Total Rooms:** 7  
**Bathrooms:** 1 bath  
**Year built:** 1915

**MLS ID:** 202611210  
**List Agent Email:** ed@empirerealestatefirm.com  
**Days On Market:** 20  
**Living Area sqft:** 1232  
**Category:** Residential  
**Status:** Active  
**Bedrooms:** 3 beds  
**Half baths:** 0 half baths

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## Directions

**Directions:** albany st to ferrara ave

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## Building Details

**Construction Materials:** Vinyl Siding  
**Basement:** Finished, Full

**Garage Spaces:** 2  
**Architectural Style:** Cape Cod

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## Interior Features

**Heating:** Natural Gas  
**Cooling:** Ductless  
**Appliances:** Dishwasher, Range, Refrigerator  
**Above Grade Finished Area Source:** CRS  
**Bathrooms Full:** 1

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## Exterior Features

**Parking:** Detached  
**Exterior Features:** Drive-Paved  
**Lot Size Units:** Acres  
**Lot Size Area:** 0.4



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## Amenities & Features

**Sewer:** Public Sewer

**Water:** Public

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## Financial

**Special Listing Conditions:** Standard

**Tax Annual Amount:** \$3,700

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## School Information

**High School:** Colonie Central HS

**High School District:** South Colonie

