



**\$329,000**

## **10 SUNFLOWER LANE, COLONIE, NY 12205**

<https://fallatigroup.com>

Welcome to 10 Sunflower Lane – this beautifully maintained, move-in ready home offers the perfect blend of comfort, convenience, and value. Inside, you'll find an open and inviting layout with great natural light and functional space throughout. Enjoy peace of mind with recent upgrades including new basement windows, a newer roof, hot water heater, newly installed gutters, and an upgraded 200-amp electrical pane; all thoughtfully done to enhance everyday living. Whether you're enjoying a quiet night in or hosting friends and family, this home offers a versatile and welcoming space to suit your needs. Situated in a sought-after neighborhood with easy access to shopping, dining, and major routes, this property truly stands out.

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

### **Basics**



**Date added:** Added 2 months ago

**List Office Name:** Cornwell R E LLC

**List Agent Office Phone:** 518-334-3444

**County:** Albany

**Lot Size Acres:** 0.27 acres

**Type:** Single Family Residence

**Total Rooms:** 5

**Bathrooms:** 1 bath

**Year built:** 1964

**MLS ID:** 202521112

**List Agent Email:** tcornwell@cornwellsells.com

**Days On Market:** 3

**Living Area sqft:** 1008

**Category:** Residential

**Status:** Pending

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

## Directions

**Directions:** Consaul to Sunflower. GPS accurate.

## Building Details

**Construction Materials:** Block, Drywall

**Attached Garage:** 1

**Basement:** Finished, Full, Interior Entry, Partial, Unfinished

**Windows:** Screens, Blinds

**Architectural Style:** Ranch

**Garage:** 1

**Garage Spaces:** 1

**Roof:** Asphalt, Shingle

**Property Condition:** Updated/Remodeled

**Doors:** French Doors

## Interior Features

**Floor Covering:** Tile, Vinyl, Wood

**Cooling:** Central Air

**Interior Features:** High Speed Internet

**Laundry Features:** In Basement

**Heating:** Forced Air, Natural Gas

**Appliances:** Dishwasher, Dryer, Electric Water Heater, Gas Oven, Range, Range Hood, Refrigerator, Washer

**Above Grade Finished Area Source:** CRS

**Bathrooms Full:** 1



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## Exterior Features

**Parking:** Attached, Driveway, Off Street, Paved

**Lot Size Units:** Acres

**Exterior Features:** Other, Drive-Paved, Lighting

**Lot Size Area:** 0.27

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## Amenities & Features

**Utilities:** Cable Available

**Water:** Public

**Security Features:** Smoke Detector(s), Carbon Monoxide Detector(s)

**Sewer:** Public Sewer

**Electric:** 200+ Amp Service

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## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$4,122.72

**Tax Lot:** 54.000

**Special Listing Conditions:** Standard

**Tax Block:** 2

**Tax Tract:** 17.18

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## School Information

**Elementary School:** Saddlewood ES **High School:** Colonie Central HS

**High School District:** South Colonie

