



**\$324,900**

## **103 FREDERICK AVENUE, COLONIE, NY 12205**

<https://fallatigroup.com>

Great Value Home for Sale conveniently located near all shopping, dining and area entertainment. This spacious home has been lovingly maintained and updated with only a few personal touches needed to make it your own. The bedrooms are all very large and there are 2 full bathrooms. Living room and kitchen are oversized and offer plenty of space for all. The yard is fully fenced and also quite spacious. At this price this home is expected to sell quickly so call now for your private showing.

- 3 beds
- 2 baths
- Single Family Residence
- Residential
- Pending

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### **Basics**



**Date added:** Added 4 months ago  
**List Office Name:** Coldwell Banker Prime Properties  
**Days On Market:** 39  
**Living Area sqft:** 1452  
**Category:** Residential  
**Status:** Pending  
**Bedrooms:** 3 beds  
**Half baths:** 0 half baths  
**Zoning:** Single Residence

**MLS ID:** 202528727  
**List Agent Email:** mduclos@cbpp.com  
**County:** Albany  
**Lot Size Acres:** 0.14 acres  
**Type:** Single Family Residence  
**Total Rooms:** 8  
**Bathrooms:** 2 baths  
**Year built:** 1968

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## Directions

**Directions:** Sand Creek or Central Ave to Frederick

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## Building Details

**Construction Materials:** Brick, Vinyl Siding  
**Garage Spaces:** 1  
**Basement:** Finished, Walk-Out Access  
**Roof:** Asphalt  
**Property Condition:** Updated/Remodeled  
**Architectural Style:** Raised Ranch  
**Fencing:** Back Yard

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## Interior Features

**Floor Covering:** Hardwood  
**Heating:** Natural Gas  
**Cooling:** Central Air  
**Appliances:** Dishwasher, Microwave, Range, Refrigerator, Washer/Dryer  
**Interior Features:** Paddle Fan, Ceramic Tile Bath, Eat-in Kitchen  
**Above Grade Finished Area Source:** Assessor  
**Laundry Features:** Other  
**Bathrooms Full:** 2



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## Exterior Features

**Parking:** Paved

**Lot Size Units:** Acres

**Lot Features:** Level, Cleared

**Exterior Features:** Drive-Paved

**Lot Size Area:** 0.14

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## Amenities & Features

**Sewer:** Public Sewer

**Water:** Public

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## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$5,029

**Special Listing Conditions:** Standard

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## School Information

**High School:** Colonie Central HS

**High School District:** South Colonie

