



**\$389,900**

## **11 DEBBIE COURT, COLONIE, NY 12205**

<https://fallatigroup.com>

Welcome home. This is a magnificent opportunity for you to own this 4 bedroom Colonie Village Raised Ranch w/ a huge park like setting backyard . This home offers "sustainability" with an emphasis on minimizing energy consumption and energy bills (attached in documents) with owner,owned Solar and generator. Meticulously maintained home with ORIGINAL owners features a large living room with custom stone fireplace, Hardwood flrs, Kitchen/dining rm combination w/ Armstrong cabinets, that exits to a sun-drenched enclosed 3 season room overlooking the back yard. Basement offers another fireplace w/ a good size family room, large utility room w/ laundry area, attached over-sized garage. Beautifully landscaped lot with privacy in mind. Large trex deck wrapped around above-ground pool.

- 4 beds
- Cabin
- Residential
- Active

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### **Basics**



**Date added:** Added 1 month ago  
**List Office Name:** KW Platform  
**List Agent Office Phone:** 518-365-1915  
**Living Area sqft:** 1710  
**Category:** Residential  
**Status:** Active  
**Bedrooms:** 4 beds  
**Year built:** 1976

**MLS ID:** 202423425  
**List Agent Email:** shanasoldit@gmail.com  
**County:** Albany  
**Lot Size Acres:** 0.27 acres  
**Type:** Cabin  
**Total Rooms:** 9  
**Half baths:** 0 half baths

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## Directions

**Directions:** locust to Debbie

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## Building Details

**Construction Materials:** Vinyl Siding

**Garage:** 1

**Garage Spaces:** 2

**Roof:** Asphalt

**Architectural Style:** Raised Ranch

**Patio & Porch:** Rear Porch, Screened, Composite Deck, Covered, Enclosed, Glass Enclosed, Patio

**Attached Garage:** 1

**Basement:** Finished, Full, Walk-Out Access

**Property Condition:** Updated/Remodeled

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## Interior Features



**Floor Covering:** Carpet, Hardwood, Tile

**Cooling:** None

**Fireplace:** 2

**Interior Features:** High Speed Internet, Solid Surface Counters, Eat-in Kitchen

**Laundry Features:** In Basement, In Bathroom

**Bathrooms Total:** 2

**Heating:** Forced Air, Solar

**Appliances:** Dishwasher, Microwave, Oven, Range, Refrigerator

**Fireplace Features:** Family Room, Gas, Living Room

**Above Grade Finished Area Source:** CRS

**Bathrooms Full:** 2

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## Exterior Features

**Parking:** Attached, Driveway, Paved, Under Residence

**Lot Size Units:** Acres

**Lot Features:** Landscaped

**Exterior Features:** Drive-Paved

**Lot Size Area:** 0.27

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## Amenities & Features

**Sewer:** Public Sewer

**Electric:** 150 Amp Service, Circuit Breakers, Generator

**Water:** Public

**Pool Features:** Above Ground, Outdoor Pool

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## Additional

**Compensation Disclaimer:** .

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## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$3,978.93

**Tax Lot:** 74.000

**Special Listing Conditions:** Standard

**Tax Block:** 2

**Tax Tract:** 29.20



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## School Information

**Elementary School:** Forest Park ES   **High School:** Colonie Central HS

**High School District:** South Colonie

