



**\$289,000**

## **12 ARCADIA COURT, COLONIE, NY 12205**

<https://fallatigroup.com>

Open House 7/12 Saturday from 12pm to 2pm. Back on market—buyer financing fell through week before closing. Passed inspection & appraised over asking price. Cozy and affordable bungalow-style home in Colonie, priced under \$300K and located within South Colonie School District! This great 4 bed, 2 full bath home offers a flexible layout perfect for a variety of living situations. The 1st floor features three spacious bedrooms and a full bathroom; the 2nd floor offers a private bedroom with another full bath. Freshly painted with beautiful hardwood floors that add warmth and character. Enjoy a spacious driveway and a detached 1-car garage, offering plenty of off-street parking and extra storage. Conveniently located close to schools, shopping, dining,

- 4 beds
- 2 baths
- Single Family Residence
- Residential
- Active

### **Basics**



**Date added:** Added 5 months ago

**List Office Name:** Real Broker NY LLC

**List Agent Office Phone:** 518-694-1027

**County:** Albany

**Lot Size Acres:** 0.08 acres

**Type:** Single Family Residence

**Total Rooms:** 5

**Bathrooms:** 2 baths

**Year built:** 1930

**MLS ID:** 202515225

**List Agent Email:** stelakoeva@yahoo.com

**Days On Market:** 20

**Living Area sqft:** 1142

**Category:** Residential

**Status:** Active

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

## Directions

**Directions:** off central ave, second house to the left

## Building Details

**Construction Materials:** Other

**Garage Spaces:** 1

**Architectural Style:** Bungalow

**Patio & Porch:** Other

**Basement:** Unfinished

## Interior Features

**Floor Covering:** Hardwood

**Cooling:** None

**Above Grade Finished Area Source:** CRS

**Bathrooms Total:** 2

**Heating:** Hot Water

**Appliances:** Range, Refrigerator, Washer/Dryer

**Bathrooms Full:** 2

## Exterior Features



**Lot Size Units:** Acres

**Lot Size Area: 0.08**

**Sewer:** Public Sewer

**Water:** Public

**Special Listing Conditions:** Other

**Tax Annual Amount: \$3,474**

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

**High School District:** South Colonie