



\$309,800

## 12 MADISON AVENUE, COLONIE, NY 12205

<https://fallatigroup.com>

Spacious 4-5 bedroom in a prime location in the award winning-South Colonie SD! Situated on a double lot, 12 Madison Ave. features antique chandeliers and hardwood floors throughout its classic floor plan and boasts nearly all the essential updates-new roof '23/gar. roof '24 (inc. warranty), refurn. boiler '23, bsmt windows '16, kitchen (SS appliances)/bath '14. Make use of the huge double lot by adding a pool, workshop, etc. or take advantage of a subdivision opportunity with Town approval. Walkable neighborhood includes access to Palma Pocket Park, and is located minutes from Wolf Rd. and its countless shopping destinations/restaurants. Majority of the furniture and items can convey with purchase or be sold separately. Inquire with LA for details and schedule your showing today!

- 4 beds
- Single Family Residence
- Residential
- Active

### Basics



**Date added:** Added 3 months ago  
**List Office Name:** Gucciardo Real Estate LLC  
**List Agent Office Phone:** 518-441-8225  
**Living Area sqft:** 1530  
**Category:** Residential  
**Status:** Active  
**Bedrooms:** 4 beds  
**Year built:** 1927

**MLS ID:** 202421997  
**List Agent Email:** dgrebert@gmail.com  
**County:** Albany  
**Lot Size Acres:** 0.23 acres  
**Type:** Single Family Residence  
**Total Rooms:** 9  
**Half baths:** 0 half baths  
**Zoning:** Single Residence

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## Directions

**Directions:** Central Ave. to Madison Ave.

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## Building Details

**Construction Materials:** Vinyl Siding  
**Garage:** 1  
**Basement:** Full  
**Architectural Style:** Bungalow

**Patio & Porch:** Front Porch, Patio  
**Garage Spaces:** 2  
**Roof:** Asphalt, Shingle

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## Interior Features

**Floor Covering:** Ceramic Tile, Hardwood  
**Cooling:** Window Unit(s)  
**Above Grade Finished Area Source:**  
See Remarks  
**Bathrooms Full:** 1

**Heating:** Baseboard, Hot Water  
**Appliances:** Dishwasher, ENERGY STAR Qualified Appliances, Microwave, Oven, Refrigerator  
**Laundry Features:** In Basement  
**Bathrooms Total:** 1

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## Exterior Features



**Parking:** Detached, Driveway, Garage Door Opener **Exterior Features:** Drive-Paved, Garden

**Lot Size Units:** Acres

**Lot Size Area:** 0.23

**Lot Features:** Cleared, Garden

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## Amenities & Features

**Utilities:** Cable Available

**Sewer:** Public Sewer

**Water:** Public

**Electric:** 100 Amp Service

**Security Features:** Closed Circuit Camera(s)

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## Additional

**Buyer Agency Compensation:** 2.00

**Sub Agency  
Compensation:** 0.00

**Compensation Disclaimer:** The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

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## Financial

**Possession:** At Closing

**Special Listing Conditions:** Standard

**Tax Annual Amount:** \$3,218.93

**Tax Block:** 1

**Tax Lot:** 2.000

**Tax Tract:** 42.18

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## School Information

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

**High School District:** South Colonie

