



**\$249,000**

## **15 BRAINTREE STREET, COLONIE, NY 12205**

<https://fallatigroup.com>

Multiple Offers - Deadline of Monday 4/6 at 5:00 pm for Highest/Best. Solid brick ranch home in highly sought after South Colonie School District. This 3-bedroom, 1 bath residence offers endless opportunity. Eat-in kitchen. Hardwood floors throughout, and central air. Enjoy the convenience of an attached garage. The private backyard, Conveniently located just minutes from shopping and dining. Potential for second bath in basement. Low taxes. With some TLC and your personal vision, this home is ready to be made your own.

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

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### **Basics**



**Date added:** Added 2 months ago  
**List Office Name:** Salisbury Real Estate Services  
**List Agent Office Phone:** 518-312-9884  
**County:** Albany  
**Lot Size Acres:** 0.24 acres  
**Category:** Residential  
**Status:** Pending  
**Bedrooms:** 3 beds  
**Half baths:** 0 half baths  
**Zoning:** Single Residence

**MLS ID:** 202614289  
**List Agent Email:** jeffsig65@aol.com  
**Days On Market:** 5  
**Living Area sqft:** 1080  
**Lot Size Dimensions:** 105 x 101  
**Type:** Single Family Residence  
**Total Rooms:** 5  
**Bathrooms:** 1 bath  
**Year built:** 1952

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## Directions

**Directions:** Central Ave Osborne Rd Right on Briantree St

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## Building Details

**Construction Materials:** Brick  
**Garage Spaces:** 1  
**Roof:** Asphalt  
**Fencing:** None

**Attached Garage:** 1  
**Basement:** Full  
**Architectural Style:** Ranch

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## Interior Features

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

**Cooling:** Central Air

**Interior Features:** High Speed Internet, Paddle Fan, Eat-in Kitchen

**Laundry Features:** In Basement

**Heating:** Baseboard, Hot Water, Natural Gas

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

**Above Grade Finished Area Source:** Assessor

**Bathrooms Full:** 1



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## Exterior Features

**Parking:** Attached, Driveway, Garage Door Opener, Paved

**Lot Size Units:** Acres

**Lot Features:** Level

**Exterior Features:** Drive-Paved

**Lot Size Area:** 0.24

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## Amenities & Features

**Utilities:** Cable Available

**Water:** Public

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

**Sewer:** Public Sewer

**Electric:** 150 Amp Service

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## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$3,600

**Tax Lot:** 11.000

**Special Listing Conditions:** Estate

**Tax Block:** 5

**Tax Tract:** 53.11

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## School Information

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

**High School District:** South Colonie

