



**\$409,000**

## **16 DENISON ROAD, COLONIE, NY 12309**

<https://fallatigroup.com>

What a day to be the lucky next owner of this absolutely perfect ranch set on a quiet street in Niskayuna, with low South Colonie taxes. With its fantastic location close to Albany, Latham, Schenectady etc, you can enjoy the easy one floor living, with a bright, and open layout and the beautifully updated kitchen, featuring new granite countertops, soft-close drawers, a pantry, and a gas range with grill. Downstairs, the spacious basement provides extra flexibility with a finished office room/area-perfect for working from home, hobbies, etc. Basement offers direct access to the 1-car garage. Out back, the expansive yard invites you to relax, play and entertain whether on the deck or the newer in-ground pool (2021). Recent updates bringing peace of [...]

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

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### **Basics**



**Date added:** Added 2 days ago  
**List Office Name:** Find Advisors  
**List Agent Office Phone:** 518-414-1760  
**Living Area sqft:** 1668  
**Category:** Residential  
**Status:** Active  
**Bedrooms:** 3 beds  
**Half baths:** 0 half baths

**MLS ID:** 202615472  
**List Agent Email:** Gledis@FindRealEstate.com  
**County:** Albany  
**Lot Size Acres:** 0.46 acres  
**Type:** Single Family Residence  
**Total Rooms:** 8  
**Bathrooms:** 2 baths  
**Year built:** 1961

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## Directions

**Directions:** Take Birchwood from Route 7. Birchwood turns into Denison Rd. House is on the right. Or New Karner to Vly to Denison.

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## Building Details

**Construction Materials:** Vinyl Siding  
**Garage:** 1  
**Garage Spaces:** 1  
**Roof:** Asphalt

**Patio & Porch:** Deck, Front Porch  
**Attached Garage:** 1  
**Basement:** Finished, Other, Partial, Unfinished  
**Architectural Style:** Ranch

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## Interior Features

**Floor Covering:** Hardwood, Vinyl  
**Cooling:** Attic Fan, Window Unit(s)

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

**Appliances:** Cooktop, Dishwasher, Disposal, Dryer, Gas Oven, Gas Water Heater, Range, Range Hood, Refrigerator, Washer/Dryer

**Above Grade Finished Area Source:** Public Records

**Laundry Features:** In Basement

**Bathrooms Full:** 2



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## Exterior Features

**Parking:** Attached, Driveway, Garage Door Opener, Off Street, Under Residence

**Exterior Features:** Drive-Paved, Garden, Lighting

**Lot Size Units:** Acres

**Lot Size Area:** 0.46

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## Amenities & Features

**Sewer:** Public Sewer

**Water:** Public

**Pool Features:** In Ground, Outdoor Pool

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## Financial

**Possession:** At Closing

**Special Listing Conditions:** Standard

**Tax Annual Amount:** \$5,200

**Tax Block:** 1

**Tax Lot:** 10.000

**Tax Tract:** 17.02

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## School Information

**High School:** Colonie Central HS

**High School District:** South Colonie

