



**\$289,800**

## **17 SCHUYLER AVENUE, COLONIE, NY 12110**

<https://fallatigroup.com>

Welcome to 17 Schuyler Ave. in the heart of Latham! This meticulously maintained home offers cozy living space that flows effortlessly from room to room, creating a warm and inviting atmosphere. The eat-in kitchen and dining room provide the perfect setting for everyday meals or casual gatherings. Handsome hardwood floors adorn most of the living space and lend to classic charm, while vinyl windows and a mini-split unit provide added peace of mind with year round comfort. The 2nd flr of this traditional cape is unfinished attic space currently used for storage, but is already wired and presents an excellent opportunity to expand your living space to suit your needs. Outside, enjoy an attractive hardscape complete with patio and a fire pit [...]

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

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### **Basics**



**Date added:** Added 4 days ago  
**List Office Name:** Gucciardo Real Estate LLC  
**List Agent Office Phone:** 518-441-8225  
**County:** Albany  
**Lot Size Acres:** 0.17 acres  
**Type:** Single Family Residence  
**Total Rooms:** 6  
**Bathrooms:** 1 bath  
**Year built:** 1940

**MLS ID:** 202613465  
**List Agent Email:** dgrebert@gmail.com  
**Days On Market:** 2  
**Living Area sqft:** 1326  
**Category:** Residential  
**Status:** Pending  
**Bedrooms:** 2 beds  
**Half baths:** 0 half baths  
**Zoning:** Single Residence

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## Directions

**Directions:** Troy-Schenectady Rd. to Schuyler Ave.

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## Building Details

**Construction Materials:** Aluminum Siding  
**Garage:** 1  
**Basement:** Full, Unfinished  
**Windows:** ENERGY STAR Qualified Windows  
**Fencing:** Chain Link, Partial

**Patio & Porch:** Patio  
**Garage Spaces:** 1  
**Roof:** Asphalt, Shingle  
**Architectural Style:** Cape Cod

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## Interior Features

**Floor Covering:** Ceramic Tile, Hardwood

**Cooling:** Wall Unit(s)

**Interior Features:** Eat-in Kitchen

**Laundry Features:** In Basement

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

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

**Above Grade Finished Area Source:** CRS

**Bathrooms Full:** 1



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## Exterior Features

**Parking:** Garage Door Opener, Under Residence

**Lot Size Units:** Acres

**Lot Features:** Cleared

**Exterior Features:** Drive-Paved

**Lot Size Area:** 0.17

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## Amenities & Features

**Utilities:** Cable Available

**Water:** Public

**Sewer:** Public Sewer

**Electric:** 100 Amp Service

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## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$4,457.81

**Tax Lot:** 27.000

**Special Listing Conditions:** Standard

**Tax Block:** 5

**Tax Tract:** 19.19

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## School Information

**Elementary School:** Blue Creek ES

**High School District:** North Colonie (including Maplewood)

**High School:** Shaker HS

