



**\$349,900**

## **2 LINCOLN AVENUE, COLONIE, NY 12205**

<https://fallatigroup.com>

Charming Village of Colonie 2-Unit Cape Cod! A fantastic investment opportunity or perfect owner-occupied property, this well-maintained duplex offers classic charm and modern convenience. In a desirable neighborhood, enjoy off-street parking, a private backyard, and close proximity to local shops, parks, and major roadways. Low Colonie taxes and South Colonie schools make this a must-see! Don't miss out—schedule your showing today!

- 3 beds
- Duplex
- MultiFamily
- Pending

### **Basics**



**Date added:** Added 3 months ago  
**List Office Name:** Field Realty  
**List Agent Office Phone:** 518-281-3668  
**County:** Albany  
**Lot Size Acres:** 0.15 acres  
**Type:** Duplex  
**Bedrooms:** 3 beds  
**Year built:** 1930

**MLS ID:** 202514152  
**List Agent Email:** tom@fieldrealty.com  
**Days On Market:** 21  
**Living Area sqft:** 1456  
**Category:** MultiFamily  
**Status:** Pending  
**Half baths:** 0 half baths

## Directions

**Directions:** Off exit 2W from I-87 at 2nd light take left first house on the left.

## Building Details

<b>Construction Materials:</b> Aluminum Siding, Vinyl Siding	<b>Basement:</b> Full
<b>Roof:</b> Asphalt	<b>Architectural Style:</b> Traditional
<b>Fencing:</b> Privacy, Back Yard	

## Interior Features

<b>Heating:</b> Electric, Forced Air	<b>Above Grade Finished Area Source:</b> CRS
<b>Bathrooms Full:</b> 2	<b>Bathrooms Total:</b> 2

## Exterior Features

<b>Exterior Features:</b> None	<b>Lot Size Units:</b> Acres
<b>Lot Size Area:</b> 0.15	



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# Amenities & Features

**Sewer:** Public Sewer

**Water:** Public

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# Financial

**Possession:** At Closing

**Special Listing Conditions:** Standard

**Tax Annual Amount:** \$3,777.84

**Tax Block:** 4

**Tax Lot:** 15.000

**Tax Tract:** 41.12

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# School Information

**High School:** Colonie Central HS

**High School District:** South Colonie

