



\$264,900

2 UNIVERSITY STREET, COLONIE, NY 12205

<https://fallatigroup.com>

Welcome to 2 University Street – a charming single-family Ranch located in the desirable South Colonie school district. This well-maintained 2-bedroom, 1-bath home features beautiful hardwood floors, a bright and cozy living space, and an eat-in kitchen. Enjoy the privacy of a fully fenced backyard, perfect for relaxing, entertaining, or letting pets roam free. With single-level living, this home offers ease and comfort, all in a convenient location close to schools, shopping, dining, and parks. A perfect opportunity for first-time buyers, down sizers, or anyone seeking low-maintenance living!

- 2 beds
- Single Family Residence
- Residential
- Pending

Basics



Date added: Added 1 month ago

List Office Name: Miuccio Real Estate Group

List Agent Office Phone: 518-275-3932

County: Albany

Lot Size Acres: 0.23 acres

Type: Single Family Residence

Total Rooms: 5

Half baths: 0 half baths

MLS ID: 202515495

List Agent Email: brad@miucciogroup.com

Days On Market: 3

Living Area sqft: 925

Category: Residential

Status: Pending

Bedrooms: 2 beds

Year built: 1962

Directions

Directions: Sand Creek Rd to Wilkins Av to University St.

Building Details

Construction Materials: Vinyl Siding

Garage: 1

Garage Spaces: 1

Roof: Asphalt, Shingle

Fencing: Back Yard

Patio & Porch: Patio

Attached Garage: 1

Basement: Full, Sump Pump, Unfinished

Architectural Style: Ranch

Interior Features

Floor Covering: Carpet, Hardwood, Laminate, Tile

Cooling: Central Air

Interior Features: Paddle Fan, Eat-in Kitchen

Laundry Features: In Basement

Bathrooms Total: 1

Heating: Forced Air, Natural Gas

Appliances: Dishwasher, Dryer, Microwave, Oven, Range, Refrigerator, Washer

Above Grade Finished Area Source: CRS

Bathrooms Full: 1



Exterior Features

Parking: Attached, Driveway, Off Street, Paved
Lot Size Units: Acres
Lot Features: Cleared, Landscaped

Exterior Features: Drive-Paved
Lot Size Area: 0.23

Amenities & Features

Sewer: Public Sewer

Water: Public

Financial

Possession: At Closing
Tax Annual Amount: \$4,437.99
Tax Lot: 43.000

Special Listing Conditions: Standard
Tax Block: 3
Tax Tract: 53.12

School Information

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

