



**\$295,000**

## **22 HOLLY LANE, COLONIE, NY 12110**

<https://fallatigroup.com>

**\*\*OH 4/19 12-2PM\*\*** Fall in love with the charm of 22 Holly Lane the moment you arrive. This one-level home features a cozy living room and a spacious eat-in kitchen with a new dishwasher, microwave, and electric panel. There's also a new main line and updated plumbing, a main bedroom with a second bedroom and a full bath. A plumbed half bath currently used as a closet all on the main floor. The interior has been freshly painted, and a dehumidifier has been installed in the partially finished basement. A vent fan was added in the attic—all thoughtfully completed to enhance comfort and provide peace of mind. The bonus shed—with a newly redone roof—offers added flexibility. Enjoy the fully fenced yard, all [...]

- 2 beds
- Single Family Residence
- Residential
- Pending

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### **Basics**



**Date added:** Added 2 months ago

**List Office Name:** KW Platform

**List Agent Office Phone:**  
518-421-6490

**County:** Albany

**Lot Size Acres:** 0.31 acres

**Type:** Single Family Residence

**Total Rooms:** 8

**Half baths:** 0 half baths

**MLS ID:** 202515365

**List Agent Email:** courtney@gettingshometeam.com

**Days On Market:** 3

**Living Area sqft:** 936

**Category:** Residential

**Status:** Pending

**Bedrooms:** 2 beds

**Year built:** 1950

## Directions

**Directions:** I-87 Exit 54, E on 155, right onto Holly. House on right near end.

## Building Details

**Construction Materials:** Vinyl Siding

**Garage Spaces:** 1

**Roof:** Asphalt

**Fencing:** Back Yard, Chain Link, Fenced, Perimeter

**Attached Garage:** 1

**Basement:** Full

**Architectural Style:** Ranch

## Interior Features

**Floor Covering:** Ceramic Tile, Hardwood

**Cooling:** Central Air

**Interior Features:** High Speed Internet, Paddle Fan, Ceramic Tile Bath, Crown Molding

**Bathrooms Full:** 1

**Heating:** Forced Air, Natural Gas

**Appliances:** Cooktop, Dishwasher, Disposal, Double Oven, ENERGY STAR Qualified Appliances, Microwave, Range, Refrigerator, Washer/Dryer

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

**Bathrooms Total:** 1



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## Exterior Features

<b>Parking:</b> Attached, Garage Door Opener, Off Street, Paved	<b>Exterior Features:</b> Lighting
<b>Lot Size Units:</b> Acres	<b>Lot Size Area:</b> 0.31

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## Amenities & Features

<b>Utilities:</b> Cable Available	<b>Sewer:</b> Public Sewer
<b>Water:</b> Public	

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## Financial

<b>Possession:</b> At Closing	<b>Special Listing Conditions:</b> Standard
<b>Tax Annual Amount:</b> \$4,484.49	<b>Tax Block:</b> 1
<b>Tax Lot:</b> 43.000	<b>Tax Tract:</b> 31.01

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## School Information

<b>High School:</b> Shaker HS	<b>High School District:</b> North Colonie (including Maplewood)
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