



\$525,000

## 25 BALBOA DRIVE, COLONIE, NY 12110

<https://fallatigroup.com>

Welcome to this beautifully updated Colonial home located in the highly sought-after North Colonie School District in Colonie, NY! This spacious 4-bedroom, 2 full bathroom home offers the perfect blend of classic charm and modern updates throughout. Step inside to find gleaming hardwood floors, a bright and inviting living room, and a spacious family room—perfect for both everyday living and entertaining. The updated eat-in kitchen features ample cabinetry and flows seamlessly to the outdoor deck, creating an ideal space for indoor-outdoor living. Enjoy your own private retreat in the fully fenced backyard, complete with a deck and hot tub, perfect for relaxing or hosting gatherings. Additional highlights include central air conditioning, a two-car garage, and a convenient separate laundry room. Situated in [...]

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

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### Basics



**Date added:** Added 4 days ago  
**List Office Name:** Howard Hanna Capital Inc  
**List Agent Office Phone:** 518-461-9306  
**County:** Albany  
**Lot Size Acres:** 0.32 acres  
**Type:** Single Family Residence  
**Total Rooms:** 11  
**Bathrooms:** 2 baths  
**Year built:** 1983

**MLS ID:** 202614697  
**List Agent Email:** tonijeanp@gmail.com  
**Days On Market:** 3  
**Living Area sqft:** 2296  
**Category:** Residential  
**Status:** Active  
**Bedrooms:** 4 beds  
**Half baths:** 0 half baths

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## Directions

**Directions:** Turn Left on Latham Ridge Road, right onto Da Vinci Pl. Turn left onto Balboa Dr.

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## Building Details

**Construction Materials:** Aluminum Siding, Brick  
**Garage:** 1  
**Basement:** Full, Sump Pump, Unfinished  
**Property Condition:** Updated/Remodeled  
**Fencing:** Back Yard, Chain Link, Fenced, Full

**Patio & Porch:** Deck, Front Porch  
**Garage Spaces:** 2  
**Roof:** Asphalt  
**Architectural Style:** Colonial

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## Interior Features

**Floor Covering:** Carpet, Hardwood, Vinyl

**Cooling:** Central Air

**Fireplace Features:** Family Room

**Above Grade Finished Area Source:** See Remarks

**Bathrooms Full:** 2

**Heating:** Electric, Natural Gas

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

**Interior Features:** Radon System, Eat-in Kitchen

**Laundry Features:** Electric Dryer Hookup, Laundry Room, Main Level, Washer Hookup



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## Exterior Features

**Parking:** Driveway, Garage Door Opener, Off Street, Paved

**Lot Size Units:** Acres

**Lot Features:** Level

**Exterior Features:** Drive-Paved

**Lot Size Area:** 0.32

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## Amenities & Features

**Sewer:** Public Sewer    **Water:** Public

**Pool Features:** Other    **Security Features:** Smoke Detector(s), Carbon Monoxide Detector(s)

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## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$5,210.46

**Tax Lot:** 37.000

**Special Listing Conditions:** Standard

**Tax Block:** 4

**Tax Tract:** 19.02

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## School Information

**High School:** Shaker HS

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

