



**\$365,000**

## **25 DUNSBACH FERRY ROAD, COLONIE, NY 12047**

<https://fallatigroup.com>

- 3 beds
- Single Family Residence
- Residential
- Pending

Set in the highly regarded North Colonie School District, just steps from Boght Hills Elementary, this welcoming home blends classic charm w/ modern convenience. The spacious front porch leads into a warm & inviting living room centered around a wood-burning fireplace. The open-concept kitchen & dining area features granite countertops, stainless steel appliances, & a breakfast bar for casual meals. A flexible first-floor bedroom perfect for a home office or den & a full bath round out the main level. Upstairs, you'll find two generously sized bedrooms & a second full bath. Additional perks include hardwood floors throughout, a detached garage, natural gas hot water heat, public utilities, and a nearly half-acre lot complete with a 20' x 30' deck & hot [...]

### **Basics**



**Date added:** Added 3 weeks ago

**List Office Name:** Miuccio Real Estate Group

**Days On Market:** 7

**Living Area sqft:** 1833

**Category:** Residential

**Status:** Pending

**Bedrooms:** 3 beds

**Year built:** 1952

**MLS ID:** 202515696

**List Agent Email:** nick@miucciogroup.com

**County:** Albany

**Lot Size Acres:** 0.39 acres

**Type:** Single Family Residence

**Total Rooms:** 6

**Half baths:** 0 half baths

## Directions

**Directions:** Rt 9 to Dunsbach Ferry Rd

## Building Details

**Construction Materials:** Vinyl Siding

**Garage Spaces:** 1

**Roof:** Asphalt, Shingle

**Fencing:** Partial

**Patio & Porch:** Deck, Enclosed, Front Porch, Porch

**Basement:** Bilco Doors, Full, Unfinished

**Architectural Style:** Cape Cod

## Interior Features

**Floor Covering:** Hardwood, Tile

**Cooling:** None

**Fireplace:** 1

**Interior Features:** Eat-in Kitchen

**Laundry Features:** In Basement

**Bathrooms Total:** 2

**Heating:** Hot Water, Radiant

**Appliances:** Cooktop, Dishwasher, Double Oven, Microwave, Range Hood, Refrigerator

**Fireplace Features:** Wood Burning

**Above Grade Finished Area Source:** CRS

**Bathrooms Full:** 2



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## Exterior Features

**Parking:** Detached, Driveway, Off Street, Paved  
**Lot Size Units:** Acres  
**Lot Features:** Level, Cleared

**Exterior Features:** Drive-Paved  
**Lot Size Area:** 0.39

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## Amenities & Features

**Sewer:** Public Sewer

**Water:** Public

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## Financial

**Special Listing Conditions:** Standard  
**Tax Block:** 1  
**Tax Tract:** 9.04

**Tax Annual Amount:** \$5,397  
**Tax Lot:** 19.000

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## School Information

**Elementary School:** Boght Hills ES  
**High School District:** North Colonie (including Maplewood)

**High School:** Shaker HS

