



\$325,000

## 27 LOIS COURT, COLONIE, NY 12205

<https://fallatigroup.com>

Welcome home to this lovingly cared-for ranch, perfectly located in the heart of the Village of Colonie. Step inside to find hardwood floors in the living room and bedroom, creating a warm and timeless feel. The kitchen features new appliances (2024), and major mechanical updates include AC and furnace installed approximately 2022, offering peace of mind for years to come. A one-car garage adds everyday convenience. Outside, enjoy a beautifully landscaped yard completely enclosed by a 6-foot white privacy fence—perfect for relaxing, entertaining, or letting pets play safely. A true move-in ready home that's been lovingly maintained inside and out. Photos have been virtually staged.

- 3 beds
- 1 bath
- Single Family Residence
- Residential
- Pending

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### Basics



**Date added:** Added 3 weeks ago  
**List Office Name:** Howard Hanna Capital Inc  
**List Agent Office Phone:** 518-225-2878  
**County:** Albany  
**Subdivision Name:** Village of Colonie  
**Category:** Residential  
**Status:** Pending  
**Bedrooms:** 3 beds  
**Half baths:** 0 half baths

**MLS ID:** 202611587  
**List Agent Email:** sharonfronk@howardhanna.com  
**Days On Market:** 4  
**Living Area sqft:** 1368  
**Lot Size Acres:** 0.21 acres  
**Type:** Single Family Residence  
**Total Rooms:** 6  
**Bathrooms:** 1 bath  
**Year built:** 1983

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## Directions

**Directions:** Central Ave, Tull Drive, Left on Gert Lane, Right on Lois Ct

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## Building Details

**Construction Materials:** Vinyl Siding  
**Garage:** 1  
**Garage Spaces:** 1  
**Roof:** Asphalt  
**Fencing:** Fenced, Privacy

**Patio & Porch:** Deck  
**Attached Garage:** 1  
**Basement:** Full  
**Architectural Style:** Ranch

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## Interior Features

**Floor Covering:** Ceramic Tile, Wood  
**Cooling:** Central Air  
**Interior Features:** High Speed Internet, Paddle Fan, Built-in Features, Eat-in Kitchen  
**Laundry Features:** In Basement

**Heating:** Forced Air, Natural Gas  
**Appliances:** Dishwasher, Microwave, Oven, Range, Refrigerator  
**Above Grade Finished Area Source:** CRS  
**Bathrooms Full:** 1



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## Exterior Features

**Parking:** Attached, Driveway, Off Street

**Lot Size Units:** Acres

**Lot Features:** Private, Cul-De-Sac, Landscaped

**Exterior Features:** Drive-Paved, Lighting

**Lot Size Area:** 0.21

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## Amenities & Features

**Utilities:** Cable Available

**Water:** Public

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

**Sewer:** Public Sewer

**Electric:** 200+ Amp Service

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## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$4,657

**Tax Lot:** 76.000

**Special Listing Conditions:** Standard

**Tax Block:** 1

**Tax Tract:** 30.17

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## School Information

**Elementary School:** Forest Park ES **High School:** Colonie Central HS

**High School District:** South Colonie

