



**\$349,900**

## **31 AMELIA DRIVE, COLONIE, NY 12309**

<https://fallatigroup.com>

Colonie ranch with Master Suite & large, fenced yard! This 3 BR/2 Full Bath home includes low Colonie taxes, newer roof (w/ warranty), central air, brand new trex deck front porch, new rear deck, newly refinished hardwood floors, combined LR/DR, family room w/ double sided gas fireplace, Andersen windows & more. It is conveniently located off Lishakill Rd on a quiet street, 4 "doors" down from Lisha Kill Pocket (& doggie) Park.

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

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### **Basics**



**Date added:** Added 2 months ago  
**List Office Name:** Realty One Group Key  
**List Agent Office Phone:** 518-669-6809  
**County:** Albany  
**Lot Size Acres:** 0.19 acres  
**Category:** Residential  
**Status:** Active  
**Bedrooms:** 3 beds  
**Half baths:** 0 half baths  
**Zoning:** Single Residence

**MLS ID:** 202612511  
**List Agent Email:** tommyg.realtor@outlook.com  
**Days On Market:** 33  
**Living Area sqft:** 1560  
**Lot Size Dimensions:** 69 x 122  
**Type:** Single Family Residence  
**Total Rooms:** 8  
**Bathrooms:** 2 baths  
**Year built:** 1956

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## Virtual Tour

**Virtual Tour:** <https://app.doaudiotours.com/branded?id=17192&lang=en-US>

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## Directions

**Directions:** :Lishakill Road (N from Consaul) to Jones Road, left onto Amelia, house on left.

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## Building Details

**Construction Materials:** Vinyl Siding  
**Basement:** Partial, Sump Pump  
**Windows:** Bay Window(s)  
**Doors:** French Doors, Sliding Doors

**Patio & Porch:** Deck, Front Porch  
**Roof:** Asphalt  
**Architectural Style:** Ranch  
**Fencing:** Back Yard, Fenced, Privacy

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## Interior Features



**Floor Covering:** Ceramic Tile, Hardwood, Laminate

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** High Speed Internet, Eat-in Kitchen

**Laundry Features:** In Basement

**Heating:** Forced Air, Natural Gas

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

**Fireplace Features:** Family Room, Gas, Living Room

**Above Grade Finished Area Source:** CRS

**Bathrooms Full:** 2

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## Exterior Features

**Parking:** Driveway

**Lot Size Units:** Acres

**Lot Features:** Level, Landscaped

**Exterior Features:** Lighting

**Lot Size Area:** 0.19

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## Amenities & Features

**Sewer:** Public Sewer

**Water:** Public

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

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## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$4,506

**Tax Lot:** 52.000

**Special Listing Conditions:** Standard

**Tax Block:** 2

**Tax Tract:** 7.18

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## School Information

**High School:** Colonie Central HS

**High School District:** South Colonie

