



\$374,900

## 33 ABBY ROAD, COLONIE, NY 12110

<https://fallatigroup.com>

Welcome to this 3 bedroom 1.5 bath raised ranch home in the North Colonie school district in a lovely neighborhood in Latham. House has been lovingly maintained for years and offers a great opportunity for new owners to move right in. Deck and patio area in the backyard are perfect for entertaining. 1 car garage and additional parking spot to the side of the house plus a shed in the backyard for additional storage. Book your showing today!

AGENTS Please note the sellers prefer a July / August closing or if closing before then a lease back that would allow them to stay until their new home is ready. \*All Square Footage Source is above ground.

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

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### Basics



**Date added:** Added 5 days ago

**MLS ID:** 202615223

**List Office Name:** Miranda Real Estate Group Inc

**List Agent Email:** sjfrahm@mccurdyrealestate.com

**List Agent Office Phone:** 518-935-3769

**Days On Market:** 2

**County:** Albany

**Living Area sqft:** 1752

**Lot Size Acres:** 0.17 acres

**Category:** Residential

**Type:** Single Family Residence

**Status:** Pending

**Total Rooms:** 9

**Bedrooms:** 3 beds

**Bathrooms:** 2 baths

**Half baths:** 1 half bath

**Year built:** 1985

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## Directions

**Directions:** From Troy-Schenectady Rd turn onto Swatling Rd going north then turn left on East Ford Rd which then turns into Abby Rd and the house will be on the left

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## Building Details

**Construction Materials:** Block, Brick, Vinyl Siding

**Garage:** 1

**Garage Spaces:** 1

**Basement:** None

**Windows:** Blinds, Curtain Rods

**Architectural Style:** Raised Ranch

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## Interior Features

**Floor Covering:** Carpet, Vinyl

**Heating:** Forced Air, Natural Gas

**Cooling:** Central Air

**Appliances:** Dishwasher, Dryer, Oven, Range, Refrigerator, Washer

**Fireplace:** 1

**Fireplace Features:** Living Room, Wood Burning

**Interior Features:** High Speed Internet, Paddle Fan, Wall Paneling, Eat-in Kitchen

**Above Grade Finished Area Source:** CRS

**Laundry Features:** In Bathroom, Laundry Room

**Bathrooms Full:** 1



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## Exterior Features

**Parking:** Driveway

**Lot Size Units:** Acres

**Lot Features:** Level

**Exterior Features:** Other

**Lot Size Area:** 0.17

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## Amenities & Features

**Utilities:** Cable Available, Cable Connected

**Water:** Public

**Sewer:** Public Sewer

**Security Features:** Security System

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## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$4,661.79

**Tax Lot:** 7.000

**Special Listing Conditions:** Standard

**Tax Block:** 6

**Tax Tract:** 19.20

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## School Information

**High School:** Shaker HS

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

