



\$369,000

34 RUSSELL ROAD, COLONIE, NY 12205

<https://fallatigroup.com>

34 Russell Rd in Colonie offers a rare blend of comfort and flexibility! This mixed-use property, previously used as an office, is perfect for a live/work setup or conversion back to full residential use. Recent updates include a new roof and driveway. Centrally located with quick access to all that the Capital District has to offer. The large, detached garage with a 10-foot door is ideal for vehicles, storage, or hobbies. Imagine the possibilities!

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

Basics



Date added: Added 9 months ago

MLS ID: 202525422

List Agent Email: timothysee@howardhanna.com

County: Albany

Lot Size Acres: 0.26 acres

Type: Single Family Residence

Total Rooms: 13

Bathrooms: 3 baths

Year built: 1950

Contingency: Contingent - Continue to Show

List Office Name: Howard Hanna Capital Inc

Days On Market: 116

Living Area sqft: 1312

Category: Residential

Status: Pending

Bedrooms: 6 beds

Half baths: 3 half baths

Zoning: Mixed

Directions

Directions: Sand Creek to Russell Rd

Building Details

Construction Materials: Brick

Garage: 1

Basement: Exterior Entry, Finished, Full, Heated, Interior Entry, Sump Pump, Walk-Out Access

Windows: Blinds, Curtain Rods

Fencing: None

Patio & Porch: None

Garage Spaces: 3

Roof: Asphalt

Architectural Style: Other

Interior Features

Floor Covering: Carpet, Linoleum

Cooling: Central Air

Interior Features: High Speed Internet, Solid Surface Counters

Laundry Features: None

Heating: Forced Air, Natural Gas

Appliances: None

Above Grade Finished Area Source: CRS



Exterior Features

Parking: Detached, Driveway, Heated Garage, Off Street, Paved

Lot Size Units: Acres

Lot Features: Level, Landscaped

Exterior Features: Drive-Paved

Lot Size Area: 0.26

Amenities & Features

Utilities: Cable Connected **Sewer:** Public Sewer

Water: Public

Electric: Single Phase, 200+ Amp Service

Other Equipment: Other **Security Features:** Smoke Detector(s), Fire Sprinkler System, Carbon Monoxide Detector(s), Closed Circuit Camera(s)

Financial

Possession: At Closing

Special Listing Conditions: Standard

Tax Annual Amount: \$5,360.27

Tax Block: 1

Tax Lot: 2.000

Tax Tract: 53.16

School Information

High School: Colonie Central HS

High School District: South Colonie

