



\$359,900

35 LINCOLN AVENUE, COLONIE, NY 12205

<https://fallatigroup.com>

MULTIPLE OFFERS RECEIVED. SELLER IS ASKING FOR HIGHEST AND OR BEST OFFERS BY MONDAY 4/13 @ 5 PM. Welcome to this lovingly maintained Village of Colonie home! Enjoy a bright, white-glove kitchen, gleaming wood floors, and an open floor plan perfect for entertaining. The dining area opens to a spacious deck overlooking a large, fenced yard. Upstairs offers 3 bedrooms and a full bath; the lower level features a family room, full bath, office, laundry room, and guest space. Gas hot water heat, central air, and whole-house generator. Patio under deck, large shed, and ideal location near Cook Park, shopping, dining, and the Northway. Move-in ready. Hurry over-Visit Sunday at Open house- April 13 from 11:00AM-1:00PM- this won't last long!

- 3 beds
- Single Family Residence
- Residential
- Pending

Basics



Date added: Added 1 month ago

List Office Name: McCurdy Real Estate Group, Inc

List Agent Office Phone: 518-376-3055

County: Albany

Lot Size Acres: 0.24 acres

Category: Residential

Status: Pending

Bedrooms: 3 beds

Year built: 1965

MLS ID: 202515116

List Agent Email: pdevaney@mccurdyrealestate.com

Days On Market: 3

Living Area sqft: 1096

Lot Size Dimensions: 73' x 141' x 74' x 141

Type: Single Family Residence

Total Rooms: 10

Half baths: 0 half baths

Zoning: Single Residence

Directions

Directions: Central Ave to Lincoln Ave

Building Details

Construction Materials: Brick, Vinyl Siding

Garage: 1

Garage Spaces: 1

Roof: Asphalt

Architectural Style: Raised Ranch

Fencing: Back Yard, Chain Link, Privacy

Patio & Porch: Composite Deck, Patio

Attached Garage: 1

Basement: Full, Slab, Walk-Out Access

Windows: Skylight(s), Double Pane Windows

Doors: Sliding Doors

Interior Features



Floor Covering: Ceramic Tile, Hardwood, Vinyl

Cooling: Central Air

Interior Features: High Speed Internet, Paddle Fan, Ceramic Tile Bath, Eat-in Kitchen

Laundry Features: Laundry Room, Main Level

Bathrooms Total: 2

Heating: Baseboard, Hot Water, Natural Gas

Appliances: Dishwasher, Dryer, Electric Oven, Microwave, Refrigerator, Washer

Above Grade Finished Area Source: CRS

Bathrooms Full: 2

Exterior Features

Parking: Attached, Driveway, Garage Door Opener, Paved

Lot Size Units: Acres

Lot Features: Level, Road Frontage

Exterior Features: None, Drive-Paved

Lot Size Area: 0.24

Amenities & Features

Sewer: Public Sewer

Electric: 100 Amp Service, Generator

Water: Public

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

Financial

Possession: At Closing

Tax Annual Amount: \$4,460.80

Tax Lot: 52

Special Listing Conditions: Standard

Tax Block: 2

Tax Tract: 41.2

School Information

Elementary School: Forest Park ES

High School: Colonie Central HS

High School District: South Colonie

