



**\$259,900**

## **35 OAKWOOD DRIVE, COLONIE, NY 12205**

<https://fallatigroup.com>

Incredible well-maintained, ranch style home, located in a prime colony neighborhood. This charming property features one and a half baths, luxury vinyl flooring, central air, large Composite deck, a newer kitchen and recently updated roof. The huge yard is partially fenced and beautifully landscaped. The 3 season room will extend your usable time outdoors and the tandem garage offers tons of storage space. EZ to show and waiting for you to move in!

- 3 beds
- Single Family Residence
- Residential
- Active

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### **Basics**



**Date added:** Added 1 month ago  
**List Office Name:** 518 Realty.Com Inc  
**List Agent Office Phone:** 518-456-6518  
**County:** Albany  
**Lot Size Acres:** 0.28 acres  
**Type:** Single Family Residence  
**Total Rooms:** 7  
**Half baths:** 1 half bath

**MLS ID:** 202423652  
**List Agent Email:** steve@518realty.com  
**Days On Market:** 1  
**Living Area sqft:** 913  
**Category:** Residential  
**Status:** Active  
**Bedrooms:** 3 beds  
**Year built:** 1951

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## Directions

**Directions:** Sand Creek to Osborne Road to Oakwood

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## Building Details

**Construction Materials:** Drywall, Vinyl Siding  
**Garage:** 1  
**Basement:** None, Slab  
**Architectural Style:** Ranch

**Patio & Porch:** Rear Porch  
**Garage Spaces:** 2  
**Roof:** Asphalt  
**Fencing:** Back Yard, Partial

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## Interior Features

**Floor Covering:** Vinyl

**Cooling:** Central Air

**Above Grade Finished Area Source:** CRS

**Bathrooms Full:** 1

**Heating:** Forced Air, Natural Gas

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

**Laundry Features:** In Bathroom, Laundry Closet

**Bathrooms Total:** 2

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## Exterior Features



**Parking:** Detached, Driveway, Garage Door Opener, Paved

**Lot Size Units:** Acres

**Lot Features:** Level, Cleared, Landscaped

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

**Lot Size Area:** 0.28

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## Amenities & Features

**Utilities:** Cable Available

**Water:** Public

**Sewer:** Public Sewer

**Electric:** 150 Amp Service

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## Additional

**Compensation Disclaimer:** .

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## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$3,756

**Special Listing Conditions:** Standard

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## School Information

**High School:** Colonie Central HS

**High School District:** South Colonie

