



\$475,000

36-38 BRENDA COURT, GUILDERLAND, NY 12203

<https://fallatigroup.com>

Well-maintained, move-in ready side-by-side two-family brick duplex offering an excellent opportunity for owner-occupants or investors. One unit is currently leased, providing immediate rental income, while the other is vacant and ready for occupancy. The property offers a total of 4 bedrooms and 2 full baths, along with a finished basement ideal for additional living space or storage. Each unit features hardwood floors, updated kitchens and bathrooms, and bright living rooms enhanced by large bay windows. Kitchens include sliding glass doors leading to the backyard. The lower level of each unit offers a spacious family room with direct access to an oversized private garage (approximately 29 feet deep), plus a separate laundry room. Both units are equipped with newer high-efficiency furnaces. Situated on [...]

- 4 beds
- 2 baths
- Duplex
- MultiFamily
- Active



Basics

Date added: Added 2 days ago	MLS ID: 202610554
List Office Name: Howard Hanna Capital Inc	List Agent Email: josephcardinale@howardhanna.com
List Agent Office Phone: 518-755-2064	Days On Market: 1
County: Albany	Living Area sqft: 2028
Lot Size Acres: 0 acres	Category: MultiFamily
Type: Duplex	Status: Active
Bedrooms: 4 beds	Bathrooms: 2 baths
Half baths: 0 half baths	Year built: 1970

Directions

Directions: South on Schoolhouse Road from Western Avenue (US Rte 20), right on Kaine Drive, right on Brenda.

Building Details

Construction Materials: Brick, Vinyl Siding	Patio & Porch: Deck
Attached Garage: 1	Garage Spaces: 2
Basement: Finished	Roof: Asphalt
Architectural Style: Other	

Interior Features

Floor Covering: Hardwood	Heating: Forced Air, Natural Gas
Cooling: Central Air	Above Grade Finished Area Source: Public Records
Laundry Features: Common Area, In Basement	Bathrooms Full: 2



Exterior Features

Parking: Attached, Garage	Exterior Features: None
Lot Features: Private, Level, Wooded, Cul-De-Sac	

Amenities & Features

Sewer: Public Sewer	Water: Public
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Financial

Possession: At Closing	Special Listing Conditions: Standard
Tax Annual Amount: \$9,373.09	

School Information

High School: Guilderland	High School District: Guilderland
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