



\$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
- Pending



Basics

Date added: Added 2 months ago

List Office Name: Howard Hanna
Capital Inc

List Agent Office Phone:
518-755-2064

County: Albany

Lot Size Acres: 0 acres

Type: Duplex

Bedrooms: 4 beds

Half baths: 0 half baths

MLS ID: 202610554

List Agent Email: josephcardinale@howardhanna.com

Days On Market: 6

Living Area sqft: 2028

Category: MultiFamily

Status: Pending

Bathrooms: 2 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

Attached Garage: 1

Basement: Finished

Architectural Style: Other

Patio & Porch: Deck

Garage Spaces: 2

Roof: Asphalt

Interior Features

Floor Covering: Hardwood

Cooling: Central Air

Laundry Features: Common Area, In
Basement

Heating: Forced Air, Natural Gas

Above Grade Finished Area Source: Public
Records

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

Financial

Possession: At Closing

Special Listing Conditions: Standard

Tax Annual Amount: \$9,373.09

School Information

High School: Guilderland

High School District: Guilderland

