



**\$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

## Financial

**Possession:** At Closing

**Special Listing Conditions:** Standard

**Tax Annual Amount:** \$9,373.09

## School Information

**High School:** Guilderland

**High School District:** Guilderland

