



\$443,000

36 SUNSET BOULEVARD, COLONIE, NY 12205

<https://fallatigroup.com>

Discover comfort, space, and convenience in this beautifully maintained single-family home nestled on a spacious half acre lot in one of Colonie's most sought after neighborhoods. This home offers a perfect blend of suburban peace and everyday accessibility. Enjoy the generous layout featuring two separate living rooms- ideal for entertaining, relaxing, or creating a home office. The heart of the home is a large kitchen, perfect for gathering with family and friends. With ample cabinet space and room to dine in, it's designed for both function and flow. The home includes a two car garage, large basement, and is handicap accessible with a ramp from the garage. Whether you're hosting guests or simply enjoying quiet evenings at home, this property is designed [...]

- 4 beds
- 3 baths
- Single Family Residence
- Residential
- Pending

Basics



Date added: Added 2 months ago

List Office Name: Coldwell Banker Prime Properties

Days On Market: 5

Living Area sqft: 2290

Category: Residential

Status: Pending

Bedrooms: 4 beds

Half baths: 1 half bath

MLS ID: 202521345

List Agent Email: jake.vanpatten@coldwellbankerprime.com

County: Albany

Lot Size Acres: 0.4 acres

Type: Single Family Residence

Total Rooms: 13

Bathrooms: 3 baths

Year built: 1963

Directions

Directions: From Albany Shaker Rd, turn right on to Wolf Rd., the right on to Sand Creek Rd., then right on to Sunset Blvd. Home is on the left

Building Details

Construction Materials: Brick, Vinyl Siding

Garage: 1

Garage Spaces: 2

Roof: Asphalt, Shingle

Architectural Style: Colonial

Patio & Porch: Side Porch, Glass Enclosed, Patio

Attached Garage: 1

Basement: Crawl Space, Interior Entry, Partial, Sump Pump

Windows: Bay Window(s), Blinds, Double Pane Windows

Interior Features



Floor Covering: Carpet, Ceramic Tile, Hardwood, Laminate, Slate

Cooling: AC Pump

Fireplace: 1

Interior Features: High Speed Internet, Eat-in Kitchen

Laundry Features: Laundry Room, Main Level

Heating: Baseboard, Forced Air, Natural Gas

Appliances: Ice Maker, Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Oven, Gas Water Heater, Microwave, Refrigerator, Washer

Fireplace Features: Gas, Living Room

Above Grade Finished Area Source: CRS

Bathrooms Full: 2

Exterior Features

Parking: Attached, Driveway, Garage Door Opener

Lot Size Units: Acres

Lot Features: Sprinklers In Front, Sprinklers In Rear

Exterior Features: Drive-Paved

Lot Size Area: 0.4

View: Trees/Woods, Creek/Stream

Amenities & Features

Utilities: Cable Available

Water: Public

Accessibility Features: Accessible Approach with Ramp

Other Equipment: Dehumidifier

Sewer: Public Sewer

Electric: 150 Amp Service, Circuit Breakers, Generator

Waterfront Features: Stream

Financial

Possession: At Closing

Tax Annual Amount: \$6,185

Tax Lot: 38.000

Special Listing Conditions: Standard

Tax Block: 1

Tax Tract: 30.18



School Information

High School: Colonie Central HS

High School District: South Colonie

