



**\$299,000**

## **4 HOLLY LANE, COLONIE, NY 12110**

<https://fallatigroup.com>

Spacious 3BR/2BA ranch in sought-after North Colonie Schools! Offering 1,530 sq ft plus 1,008 sq ft finished basement, this home has hardwood floors, bay-window living room, family room with pellet stove, and lower-level flex space with full bath. Kitchen and baths are functional but ready for updates, giving buyers a chance to add value. Outside features a fenced yard, patio, and shed. No garage, but expanded driveway provides ample parking. Solid structure, great location, and plenty of potential—bring your vision and make it yours!

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

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### **Basics**



**Date added:** Added 7 months ago  
**List Office Name:** Core Group Properties, Inc  
**List Agent Office Phone:** 518-376-4020  
**County:** Albany  
**Lot Size Acres:** 0.21 acres  
**Type:** Single Family Residence  
**Total Rooms:** 9  
**Bathrooms:** 2 baths  
**Year built:** 1851

**MLS ID:** 202524029  
**List Agent Email:** dlabel@cgpcorp.com  
**Days On Market:** 34  
**Living Area sqft:** 1513  
**Category:** Residential  
**Status:** Pending  
**Bedrooms:** 3 beds  
**Half baths:** 0 half baths

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## Directions

**Directions:** I-87 to Exit 5, East to Holly Ln on Right to 4 Holly Ln on Right

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## Building Details

**Construction Materials:** Vinyl Siding  
**Basement:** Finished, Full, Sump Pump  
**Windows:** Bay Window(s)  
**Doors:** Sliding Doors

**Patio & Porch:** Patio  
**Roof:** Asphalt, Shingle  
**Architectural Style:** Ranch  
**Fencing:** Fenced

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## Interior Features

**Floor Covering:** Ceramic Tile, Hardwood

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** Paddle Fan, Built-in Features, Eat-in Kitchen

**Laundry Features:** In Basement, Laundry Room

**Heating:** Forced Air, Natural Gas

**Appliances:** Dishwasher, Gas Water Heater, Oven, Range, Refrigerator

**Fireplace Features:** Family Room, Pellet Stove

**Above Grade Finished Area Source:** Public Records

**Bathrooms Full:** 2



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## Exterior Features

**Parking:** Off Street

**Lot Size Units:** Acres

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

**Exterior Features:** Garden, Lighting

**Lot Size Area:** 0.21

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## Amenities & Features

**Utilities:** Cable Available

**Water:** Public

**Sewer:** Public Sewer

**Other Equipment:** Grinder Pump

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## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$4,426

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## School Information

**High School:** Shaker HS

**High School District:** North Colonie (including Maplewood)

