



\$465,000

4 KATHERINE ROAD, COLONIE, NY 12205

<https://fallatigroup.com>

Exceptional opportunity to own a fully renovated over/under two-family residence, completely remodeled in 2019, in the highly sought-after South Colonie School District. Featuring sleek, modern, high-end finishes throughout, this turnkey property offers two identical units, each with 2 bedrooms and 1 full bath—ideal for owner-occupants or investors. Both units offer a bright, open layout with living rooms, recessed lighting, and beautiful luxury flooring. Beautiful kitchens include granite countertops, stainless steel appliances, and backsplashes, while bathrooms are fully updated with ceramic tile and new fixtures. Major 2019 upgrades include new vinyl windows, updated wiring and plumbing, added insulation, and a new roof. Each unit features central air, natural gas, forced air heat, separate utilities, and private entrances. The first-floor unit includes basement laundry [...]

- 4 beds
- 2 baths
- Duplex
- MultiFamily
- Pending



Basics

Date added: Added 2 months ago

MLS ID: 202614644

List Office Name: Empire Real Estate Firm LLC

List Agent Email: marisa@empirerealestatefirm.com

List Agent Office Phone:
518-598-9824

Days On Market: 15

County: Albany

Living Area sqft: 1817

Lot Size Acres: 0.09 acres

Category: MultiFamily

Type: Duplex

Status: Pending

Bedrooms: 4 beds

Bathrooms: 2 baths

Half baths: 0 half baths

Year built: 1960

Directions

Directions: Central Ave, to Fuller Rd, right on Katherine Rd

Building Details

Construction Materials: Brick, Vinyl Siding

Patio & Porch: Composite Deck, Deck

Basement: Full

Windows: Blinds

Architectural Style: Other

Fencing: Back Yard, Chain Link, Fenced, Gate

Interior Features

Floor Covering: Laminate

Heating: Forced Air, Natural Gas

Cooling: Central Air

Interior Features: Ceramic Tile Bath

Above Grade Finished Area Source: CRS

Bathrooms Full: 2



Exterior Features

Parking: Driveway

Lot Size Units: Acres

Lot Features: Level, Landscaped

Exterior Features: Other

Lot Size Area: 0.09

Amenities & Features

Utilities: Cable Available

Water: Public

Security Features: Smoke Detector(s), Carbon Monoxide Detector(s)

Sewer: Public Sewer

Electric: 150 Amp Service, Circuit Breakers

Financial

Possession: At Closing

Tax Annual Amount: \$5,472.88

Tax Lot: 23.000

Special Listing Conditions: Standard

Tax Block: 3

Tax Tract: 42.17

School Information

High School: Colonie Central HS

High School District: South Colonie

