



\$369,900

## 4 RUSTYVILLE ROAD, COLONIE, NY 12211

<https://fallatigroup.com>

Welcome to this beautiful ranch located in the South Colonie School District! This well-maintained home features 3 spacious bedrooms and 1.5 baths, offering comfortable single-floor living with hardwood floors throughout. Enjoy the potential of a huge finishable basement, perfect for additional living space, a home gym, or recreation area. The property also includes an oversized 2-car garage and a large fenced-in backyard, ideal for outdoor entertaining, pets, or gardening. Located just minutes from shopping, dining, and major highways, this home provides both convenience and charm. Don't miss this wonderful opportunity!

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

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### Basics



**Date added:** Added 3 months ago  
**List Office Name:** KW Platform  
**List Agent Office Phone:** 518-331-8442  
**County:** Albany  
**Lot Size Acres:** 0.35 acres  
**Type:** Single Family Residence  
**Total Rooms:** 5  
**Bathrooms:** 2 baths  
**Year built:** 1963

**MLS ID:** 202530489  
**List Agent Email:** robsoldmyhouse@yahoo.com  
**Days On Market:** 25  
**Living Area sqft:** 1260  
**Category:** Residential  
**Status:** Pending  
**Bedrooms:** 3 beds  
**Half baths:** 1 half bath

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## Directions

**Directions:** Wolf Road to Albany Shaker Road, take 1st right after roundabout to Rustyville Road

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## Building Details

**Construction Materials:** Block

**Attached Garage:** 1

**Basement:** Full, Heated, Interior Entry, Unfinished

**Architectural Style:** Ranch

**Garage:** 1

**Garage Spaces:** 2

**Roof:** Asphalt, Shingle

**Fencing:** Wood, Back Yard, Chain Link

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## Interior Features

**Floor Covering:** Hardwood, Tile, Vinyl

**Cooling:** Central Air

**Interior Features:** High Speed Internet, Paddle Fan, Eat-in Kitchen

**Laundry Features:** In Basement

**Heating:** Forced Air, Natural Gas

**Appliances:** Dishwasher, Electric Oven, Range, Refrigerator

**Above Grade Finished Area Source:** CRS

**Bathrooms Full:** 1



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## Exterior Features

**Parking:** Attached, Driveway, Garage Door Opener, Heated Garage, Paved

**Lot Size Units:** Acres

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

**Exterior Features:** Drive-Paved

**Lot Size Area:** 0.35

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## Amenities & Features

**Sewer:** Public Sewer

**Water:** Public

**Electric:** 100 Amp Service, Circuit Breakers

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## Financial

**Possession:** At Closing

**Special Listing Conditions:** Standard

**Tax Annual Amount:** \$4,012.91

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## School Information

**High School:** Colonie Central HS

**High School District:** South Colonie

