



\$259,000

41 WATERMAN AVENUE, COLONIE, NY 12205

<https://fallatigroup.com>

This South Colonie ranch features 3 beds, one bath with a bonus room in basement that can be used as office space or a craft room. Plenty of additional storage space in the attic together additional closed space in the garage and full basement. Within the last few years, new vinyl floors have been added in living room and all 3 bedrooms. New electric stove and dishwasher in the kitchen added in 2021. New furnace and tankless water heater also added in 2021! Home was converted from Oil heating to gas and CENTRAL AIR had been installed! Bathroom was also remodeled in 2022, Bonus: Enclosed back porch overlooking the large fenced in backyard. Come see this home today!

- 3 beds
- Single Family Residence
- Residential
- Active

Basics



Date added: Added 4 months ago

List Office Name: Berkshire Hathaway
HomeServices Blake, REALTORS

List Agent Office Phone: 518-542-1370

Living Area sqft: 864

Lot Size Dimensions: 107x82

Type: Single Family Residence

Total Rooms: 7

Half baths: 0 half baths

Zoning: Single Residence

MLS ID: 202418052

List Agent Email: Kglickman@bhhsblake.com

County: Albany

Lot Size Acres: 0.2 acres

Category: Residential

Status: Active

Bedrooms: 3 beds

Year built: 1961

Directions

Directions: Heading towards Schenectady from Albany past 155, take right on Waterman Ave at light. 41 Waterman is on left.

Building Details

Construction Materials: Masonite, Shingle Siding

Garage: 1

Basement: Full

Windows: Bay Window(s)

Fencing: Back Yard, Full

Patio & Porch: Deck, Enclosed

Garage Spaces: 1

Roof: Asphalt

Architectural Style: Ranch

Interior Features



Floor Covering: Tile, Vinyl

Cooling: Central Air

Fireplace: 1

Interior Features: High Speed Internet, Other

Laundry Features: In Basement

Bathrooms Total: 1

Heating: Forced Air

Appliances: Dishwasher, Electric Oven, Refrigerator, Tankless Water Heater, Washer/Dryer

Fireplace Features: Basement, Living Room

Above Grade Finished Area Source: CRS

Bathrooms Full: 1

Exterior Features

Parking: Driveway

Lot Size Area: 0.2

Lot Size Units: Acres

Lot Features: Landscaped

Amenities & Features

Utilities: Cable Available

Water: Public

Sewer: Public Sewer

Electric: 150 Amp Service

Additional

Buyer Agency Compensation: 2.50

Sub Agency Compensation: 0.00

Compensation Disclaimer: The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

Financial



Possession: At Closing

Special Listing Conditions: Standard

Tax Annual Amount: \$3,623.09

Tax Block: 4

Tax Lot: 37.000

Tax Tract: 17.17

School Information

Elementary School: Veeder ES

High School: Colonie Central HS

High School District: South Colonie

