



\$330,000

46 NICHOLAS DRIVE, COLONIE, NY 12205

<https://fallatigroup.com>

Run don't walk and come see the home you've been waiting for! This charming 3 bedroom 1.5 bath house has everything you need! Updated kitchen with a spacious dining room. Beautiful 3 season room that's just perfect for relaxing or entertaining. Located in the highly sought after village of Colonie in the South Colonie school district. Great taxes and an even better neighborhood! This wont last long! Make your appointment today!

- 3 beds
- Single Family Residence
- Residential
- Active

Basics



Date added: Added 2 weeks ago

MLS ID: 202426689

List Office Name: Double Diamond Estates, LLC

List Agent Email: jhaddadhomes@gmail.com

List Agent Office Phone: 518-795-0269

County: Albany

Living Area sqft: 1254

Lot Size Acres: 0.21 acres

Lot Size Dimensions: 9148

Category: Residential

Type: Single Family Residence

Status: Active

Total Rooms: 10

Bedrooms: 3 beds

Half baths: 1 half bath

Year built: 1955

Zoning: Single Residence

Directions

Directions: Exit 2w off 87 then take your first right at the light. Follow to 46 Nicholas Dr.

Building Details

Construction Materials: Aluminum Siding

Patio & Porch: Screened, Covered, Enclosed, Glass Enclosed, Porch

Garage: 1

Garage Spaces: 1

Basement: Unfinished

Roof: Tile

Property Condition: Updated/Remodeled

Architectural Style: Split Ranch

Doors: Sliding Doors, Storm Door(s)

Fencing: Back Yard

Interior Features



Floor Covering: Carpet, Hardwood

Heating: Forced Air

Cooling: Window Unit(s)

Appliances: Built-In Electric Oven, Cooktop, Dishwasher, Microwave, Oven, Range, Refrigerator, Washer/Dryer

Fireplace: 1

Fireplace Features: Living Room, Wood Burning

Above Grade Finished Area

Laundry Features: In Basement

Source: CRS

Bathrooms Full: 1

Bathrooms Total: 2

Exterior Features

Parking: Driveway, Garage Door Opener, Off Street, Paved

Exterior Features: Drive-Paved

Lot Size Units: Acres

Lot Size Area: 0.21

Lot Features: Level, Sprinklers In Front, Sprinklers In Rear, Cleared

Amenities & Features

Utilities: Cable Available

Sewer: Public Sewer

Water: Public

Electric: 200+ Amp Service

Security Features: Secured Garage/Parking

Financial

Possession: At Closing

Special Listing Conditions: Standard

Tax Annual Amount: \$5,673

Tax Block: 1

Tax Lot: 54

Tax Tract: 42.5

School Information



