



**\$459,900**

## **49 OSBORNE ROAD, COLONIE, NY 12205**

<https://fallatigroup.com>

Calling all investors or owner-occupants! This rare brick ranch-style, side-by-side DUPLEX in Colonie has been completely updated and is truly turn-key. Whether you're looking to expand your portfolio or live in one unit, this property checks all the boxes. MAJOR TICKET ITEMS ARE BRAND NEW-furnaces, central air systems, replacement windows, shingle roof (flat rubber roof, 7yr old). Each unit with a new modern kitchen and bath- 2 Bdrm, 1 Full bath. Convenient interior basement access with laundry hook-ups and storage. Separate utilities. Strong rental potential in this desired area. A MUST SEE.

- 4 beds
- 2 baths
- Duplex
- MultiFamily
- Active

### **Basics**



**Date added:** Added 7 days ago  
**List Office Name:** KW Platform  
**List Agent Office Phone:** 518-724-5824  
**County:** Albany  
**Lot Size Acres:** 0.14 acres  
**Type:** Duplex  
**Bedrooms:** 4 beds  
**Half baths:** 0 half baths

**MLS ID:** 202527270  
**List Agent Email:** dieraci@kw.com  
**Days On Market:** 2  
**Living Area sqft:** 1438  
**Category:** MultiFamily  
**Status:** Active  
**Bathrooms:** 2 baths  
**Year built:** 1944

## Directions

**Directions:** Central Av to Osborne Rd

## Building Details

**Construction Materials:** Brick  
**Basement:** Exterior Entry, Full, Interior Entry  
**Architectural Style:** Ranch, Traditional

**Patio & Porch:** Patio  
**Roof:** Asphalt, Flat, Rubber, Shingle  
**Fencing:** None

## Interior Features

**Floor Covering:** Ceramic Tile, Laminate, Wood  
**Cooling:** Central Air  
**Above Grade Finished Area Source:** CRS  
**Bathrooms Full:** 2

**Heating:** Forced Air, Natural Gas  
**Interior Features:** Paddle Fan  
**Laundry Features:** Electric Dryer Hookup, In Basement, Washer Hookup

## Exterior Features



**Parking:** Driveway, Paved

**Lot Size Units:** Acres

**Exterior Features:** None

**Lot Size Area:** 0.14

## Amenities & Features

**Sewer:** Public Sewer

**Electric:** 100 Amp Service

**Water:** Public

## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$4,343

**Tax Lot:** 60.000

**Special Listing Conditions:** Standard

**Tax Block:** 3

**Tax Tract:** 53.11

## School Information

**High School:** Colonie Central HS

**High School District:** South Colonie

