



Global MLS

**\$429,900**

## **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 3 months ago

**MLS ID:** 202527270

**List Office Name:** KW Platform

**List Agent Email:** dieraci@kw.com

**List Agent Office Phone:** 518-724-5824

**Days On Market:** 70

**County:** Albany

**Living Area sqft:** 1438

**Lot Size Acres:** 0.14 acres

**Category:** MultiFamily

**Type:** Duplex

**Status:** Active

**Bedrooms:** 4 beds

**Bathrooms:** 2 baths

**Half baths:** 0 half baths

**Year built:** 1944

## Directions

**Directions:** Central Av to Osborne Rd

## Building Details

**Construction Materials:** Brick

**Patio & Porch:** Patio

**Basement:** Exterior Entry, Full, Interior Entry

**Roof:** Asphalt, Flat, Rubber, Shingle

**Architectural Style:** Ranch, Traditional

**Fencing:** None

## Interior Features

**Floor Covering:** Ceramic Tile, Laminate, Wood

**Heating:** Forced Air, Natural Gas

**Cooling:** Central Air

**Interior Features:** Paddle Fan

**Above Grade Finished Area Source:** CRS

**Laundry Features:** Electric Dryer Hookup, In Basement, Washer Hookup

**Bathrooms Full:** 2

## Exterior Features



**Parking:** Driveway, Paved

**Lot Size Units:** Acres

**Exterior Features:** None

**Lot Size Area:** 0.14

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## Amenities & Features

**Sewer:** Public Sewer

**Water:** Public

**Electric:** 100 Amp Service

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## Financial

**Possession:** At Closing

**Special Listing Conditions:** Standard

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

**Tax Block:** 3

**Tax Lot:** 60.000

**Tax Tract:** 53.11

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## School Information

**High School:** Colonie Central HS

**High School District:** South Colonie

