



\$295,000

## 5 BLUE CREEK LANE, COLONIE, NY 12110

<https://fallatigroup.com>

The prime location of this delightful 3-bedroom ranch in the sought-after N. Colonie Schools area is truly unbeatable! Situated on a quiet dead-end street, this corner lot also offers a fenced in backyard! Take advantage of nearby ball fields and walking paths right at your doorstep! Minutes from shopping and restaurants. What a fantastic chance to make this enduring home yours with just a few updates and a fresh coat of paint. New furnace 2023. Some photos are virtually staged.

- 3 beds
- Single Family Residence
- Residential
- Active

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### Basics



**Date added:** Added 5 months ago  
**List Office Name:** Venture Realty Partners  
**List Agent Office Phone:** 518-369-1462  
**Living Area sqft:** 1104  
**Category:** Residential  
**Status:** Active  
**Bedrooms:** 3 beds  
**Year built:** 1960

**MLS ID:** 202416382  
**List Agent Email:** aholle@518venture.com  
**County:** Albany  
**Lot Size Acres:** 0.3 acres  
**Type:** Single Family Residence  
**Total Rooms:** 7  
**Half baths:** 0 half baths

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## Directions

**Directions:** From Albany; Take rt. 9 north towards Latham. Right at Watervliet-Shaker rd. Turn Left onto Caroline st. Turn Right onto Blue Creek Ln. The house is the corner lot on the left.

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## Building Details

**Construction Materials:** Aluminum Siding, Vinyl Siding  
**Patio & Porch:** Front Porch, Patio

**Garage:** 1

**Garage Spaces:** 1

**Roof:** Asphalt

**Architectural Style:** Ranch

**Attached Garage:** 1

**Basement:** Full, Interior Entry, Sump Pump, Unfinished

**Windows:** Storm Window(s)

**Fencing:** Back Yard, Fenced

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## Interior Features



**Floor Covering:** Hardwood, Vinyl, Wood

**Cooling:** Central Air

**Interior Features:** Other, Eat-in Kitchen

**Laundry Features:** In Basement

**Bathrooms Total:** 1

**Heating:** Forced Air, Natural Gas

**Appliances:** Built-In Electric Oven, Built-In Gas Oven, Cooktop, Dehumidifier, Dishwasher, Dryer, Microwave, Refrigerator, Trash Compactor, Washer

**Above Grade Finished Area Source:** CRS

**Bathrooms Full:** 1

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## Exterior Features

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

**Lot Size Units:** Acres

**Lot Size Area:** 0.3

**Lot Features:** Corner Lot, Cul-De-Sac

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## Amenities & Features

**Utilities:** Cable Connected

**Sewer:** Public Sewer

**Water:** Public

**Electric:** 200+ Amp Service

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## 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.

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## Financial



**Possession:** At Closing

**Special Listing Conditions:** Standard

**Tax Annual Amount:** \$4,253

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## School Information

**High School:** Shaker HS

**High School District:** North Colonie (including Maplewood)

