



\$425,000

52 OLD BIRCH LANE, COLONIE, NY 12205

<https://fallatigroup.com>

Offer are due Tuesday 3/10 at 9am. Welcome to 52 Old Birch Road — a beautifully maintained, move-in ready Colonial home built in 1990, ideally situated on a quiet cul-de-sac in the highly desirable South Colonie School District. This 3-bedroom, 2.5-bath home offers timeless design, functional space, and modern comfort. The spacious living and dining areas flow effortlessly into a newer kitchen featuring granite countertops and stainless steel appliances, perfectly designed for both everyday living and entertaining. Upstairs, you'll find three generously sized bedrooms, including a private primary suite with its own full bath and walk in closet. Updated bathrooms throughout the home provide a fresh, modern feel and added value. The partially finished basement adds valuable bonus space ideal for a [...]

- 3 beds
- 3 baths
- Single Family Residence
- Residential
- Pending

Basics



Date added: Added 2 months ago
List Office Name: Howard Hanna Capital Inc
List Agent Office Phone: 518-225-4799
County: Albany
Lot Size Acres: 0.25 acres
Type: Single Family Residence
Total Rooms: 10
Bathrooms: 3 baths
Year built: 1990

MLS ID: 202612795
List Agent Email: breck30@outlook.com
Days On Market: 5
Living Area sqft: 1830
Category: Residential
Status: Pending
Bedrooms: 3 beds
Half baths: 1 half bath
Zoning: Single Residence

Virtual Tour

Virtual Tour: <https://app.doaudiotours.com/branded?id=17380&lang=en-US>

Directions

Directions: Take exit 4 toward RT-155/Old Wolf Road. Turn left onto Wolf Rd (RT-155). Turn left onto Albany Shaker Rd (CR-151). Take the 1st exit from roundabout onto Albany Shaker Rd (CR-151). Turn right onto Osborne Rd (CR-154). Turn right onto White Rock Cir. Turn left onto Old Birch Ln.

Building Details

Construction Materials: Vinyl Siding

Garage: 1

Garage Spaces: 2

Roof: Asphalt, Shingle

Architectural Style: Colonial

Fencing: Back Yard

Patio & Porch: Rear Porch, Awning(s)

Attached Garage: 1

Basement: Full, Partial

Property Condition: Updated/Remodeled

Doors: Sliding Doors



Interior Features

Floor Covering: Carpet, Laminate, Tile

Cooling: Central Air

Fireplace: 1

Interior Features: Eat-in Kitchen, Kitchen Island

Laundry Features: In Bathroom, Main Level

Heating: Forced Air, Natural Gas

Appliances: Dishwasher, Electric Oven, Microwave, Refrigerator, Washer/Dryer

Fireplace Features: Family Room

Above Grade Finished Area Source: CRS

Bathrooms Full: 2

Exterior Features

Parking: Attached, Driveway, Paved

Lot Size Units: Acres

Lot Features: Level, Cleared

Exterior Features: None

Lot Size Area: 0.25

View: None

Amenities & Features

Utilities: Cable Available

Water: Public

HOA Amenities: None

Sewer: Public Sewer

Electric: 200+ Amp Service

Fees

HOA Fee: \$83

HOA Fee Includes: Other

HOA Fee Frequency: Monthly

Financial



Possession: At Closing

Tax Annual Amount: \$6,788.24

Tax Block: 8

Tax Lot: 9.000

Tax Tract: 53.08

School Information

Elementary School: Shaker Road ES **High School:** Colonie Central HS

High School District: South Colonie

