



**\$284,900**

## **6 KENYON DRIVE, COLONIE, NY 12205**

<https://fallatigroup.com>

This 3BR/1 Bath South Colonie brick ranch is tucked away on a peaceful dead-end street in the heart of Colonie. Step inside to find hardwood floors, open kitchen and living room. Cozy up by the fireplace in the winter, or host Summer cookouts on the spacious back deck that overlooks the yard. The partially finished basement with a bar is the perfect entertaining spot, and the attached 1 car garage adds convenience to this already delightful home.

- 3 beds
- Single Family Residence
- Residential
- Pending

### **Basics**



**Date added:** Added 1 month ago

**MLS ID:** 202517804

**List Agent Email:** cmccabe@cmfox.com

**Days On Market:** 34

**Living Area sqft:** 1035

**Lot Size Dimensions:** 76 x 176

**Type:** Single Family Residence

**Total Rooms:** 7

**Half baths:** 0 half baths

**Contingency:** Contingent - Continue to Show

**List Office Name:** CM Fox Real Estate

**List Agent Office Phone:** 518-378-8756

**County:** Albany

**Lot Size Acres:** 0.3 acres

**Category:** Residential

**Status:** Pending

**Bedrooms:** 3 beds

**Year built:** 1950

## Directions

**Directions:** Central Ave/Colonie to 155, right at 155/New Karner, right on Kenyon past Consaul.

## Building Details

**Construction Materials:** Brick, Vinyl Siding

**Garage Spaces:** 1

**Roof:** Asphalt, Shingle

**Patio & Porch:** Rear Porch, Front Porch

**Basement:** Full

**Architectural Style:** Ranch

## Interior Features

**Floor Covering:** Carpet, Ceramic Tile, Hardwood

**Cooling:** None

**Fireplace:** 1

**Above Grade Finished Area Source:** CRS

**Bathrooms Full:** 1

**Heating:** Baseboard, Hot Water, Natural Gas

**Appliances:** Dishwasher, Microwave, Oven, Range, Refrigerator

**Fireplace Features:** Living Room

**Laundry Features:** In Basement

**Bathrooms Total:** 1



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## Exterior Features

**Parking:** Driveway

**Lot Size Units:** Acres

**Lot Features:** Cleared

**Exterior Features:** Drive-Paved

**Lot Size Area:** 0.3

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## Amenities & Features

**Sewer:** Public Sewer

**Water:** Public

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## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$4,258

**Tax Lot:** 2.000

**Special Listing Conditions:** Standard

**Tax Block:** 6

**Tax Tract:** 29.11

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## School Information

**High School:** Colonie Central HS

**High School District:** South Colonie

