



**\$239,999**

## **60 BRODERICK STREET, COLONIE, NY 12205**

<https://fallatigroup.com>

Welcome to this charming & unique home! Sold AS-IS!! This house is located in the Village Of Colonie. The house is very well maintained, and only needs some upgrades as it still has its original kitchen and qualities. The house has 3 spacious bedrooms, 2 full bathrooms and a long drive-way that leads to a 2-car garage and a private backyard. House & Garage also has a completely brand new roof.

- 3 beds
- Single Family Residence
- Residential
- Pending

### **Basics**



**Date added:** Added 2 months ago

**List Office Name:** Gucciardo Real Estate LLC

**List Agent Office Phone:** 518-928-3154

**County:** Albany

**Lot Size Acres:** 0.35 acres

**Type:** Single Family Residence

**Total Rooms:** 9

**Half baths:** 0 half baths

**Zoning:** Single Residence

**MLS ID:** 202517090

**List Agent Email:** A.nahlupin@gmail.com

**Days On Market:** 3

**Living Area sqft:** 1308

**Category:** Residential

**Status:** Pending

**Bedrooms:** 3 beds

**Year built:** 1940

## Directions

**Directions:** Turn right onto Central Ave and turn left onto Broderick St.

## Building Details

**Construction Materials:** Aluminum Siding

**Garage Spaces:** 2

**Roof:** Asphalt, Shingle

**Fencing:** None

**Garage:** 1

**Basement:** Full, Unfinished, Walk-Out Access

**Architectural Style:** Traditional

## Interior Features

**Floor Covering:** Hardwood

**Cooling:** Window Unit(s)

**Above Grade Finished Area Source:** CRS

**Bathrooms Full:** 2

**Heating:** Hot Water

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

**Laundry Features:** In Basement

**Bathrooms Total:** 2



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## Exterior Features

**Parking:** Paved  
**Lot Size Units:** Acres

**Exterior Features:** Drive-Paved  
**Lot Size Area:** 0.35

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## Amenities & Features

**Sewer:** Public Sewer  
**Electric:** 100 Amp Service

**Water:** Public

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## Financial

**Possession:** At Closing  
**Tax Annual Amount:** \$3,200  
**Tax Lot:** 13.000

**Special Listing Conditions:** Other  
**Tax Block:** 4  
**Tax Tract:** 41.07

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## School Information

**High School:** Colonie Central HS

**High School District:** South Colonie

