



\$299,900

## 65 MILL ROAD, COLONIE, NY 12110

<https://fallatigroup.com>

**\*\*OPEN HOUSE Sunday 4/6 10-12pm Overflow parking on Westview Dr\*\*** Charming ranch home in the heart of Latham! This well-maintained 2-bedroom home offers the option to convert the dining room into a third bedroom. Hardwood floors flow throughout, complementing the spacious living room with a cozy reading nook and built-ins. The kitchen boasts stainless steel appliances, butcher block counters, and a copper sink. Both bedrooms are generously sized with large closets. The finished basement provides additional living space and features a new boiler and an Adirondack Basement system with a sump pump & battery backup. Enjoy a fenced-in backyard for privacy and outdoor fun. Located in a top-rated school district, just minutes from shopping, dining, and medical care. A must see!

- 3 beds
- Single Family Residence
- Residential
- Active

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### Basics



**Date added:** Added 3 days ago

**MLS ID:** 202514453

**List Office Name:** Core Real Estate Team

**List Agent Email:** Lindsay.casale@coreteamny.com

**List Agent Office Phone:** 518-469-5961

**Days On Market:** 3

**County:** Albany

**Living Area sqft:** 1056

**Lot Size Acres:** 0.28 acres

**Category:** Residential

**Type:** Single Family Residence

**Status:** Active

**Total Rooms:** 5

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Year built:** 1970

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## Directions

**Directions:** Route 7 to Mill Rd

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## Building Details

**Construction Materials:** Aluminum Siding, Vinyl Siding

**Garage:** 1

**Garage Spaces:** 2

**Basement:** Finished, Full, Sump Pump

**Roof:** Shingle

**Architectural Style:** Ranch

**Fencing:** Vinyl, Back Yard

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## Interior Features

**Floor Covering:** Hardwood

**Heating:** Baseboard, Hot Water

**Cooling:** None

**Appliances:** Dishwasher, Range, Refrigerator, Washer/Dryer

**Above Grade Finished Area Source:** CRS

**Laundry Features:** In Basement

**Bathrooms Full:** 1

**Bathrooms Total:** 1



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## Exterior Features

**Parking:** Driveway, Garage Door Opener, Paved

**Lot Size Units:** Acres

**Exterior Features:** Drive-Paved

**Lot Size Area:** 0.28

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## Amenities & Features

**Sewer:** Public Sewer

**Electric:** Circuit Breakers

**Water:** Public

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## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$4,710.49

**Special Listing Conditions:** Standard

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## School Information

**Elementary School:** Forts Ferry ES

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

**High School:** Shaker HS

