



\$329,000

<https://fallatigroup.com>

Discover this rare 3-family gem with a 2-car garage in the heart of Scotia Village! Ideal for owner-occupied or investors. 1st and 2nd floor boasts spacious flats with 3 bedrooms on the 1st floor, 2 bedrooms on 2nd floor, and 1 bedroom on third floor with bonus area and storage. Features include hardwood floors, a private backyard/large side yard, and ample storage. Detached garage perfect for storage and/or parking. Garage also has upstairs workshop area. This well-maintained property is currently renter-occupied with long-term renters on first and second floor who wish to stay. Conveniently located near restaurants and highway access.

- 6 beds
- Triplex
- MultiFamily
- Active

Basics



Date added: Added 4 months ago **MLS ID:** 202418494

List Office Name: Coldwell
Banker Prime Prop.

List Agent Email:
Christine.frith@coldwellbankerprime.com

List Agent Office Phone:
518-928-9923

Living Area sqft: 2104

Lot Size Acres: 0.16 acres

Lot Size Dimensions: 50 x 140

Category: MultiFamily

Type: Triplex

Status: Active

Bedrooms: 6 beds

Half baths: 0 half baths

Year built: 1909

Directions

Directions: Mohawk Ave to Saratoga Rd (Rt 50), Left on Bruce

Building Details

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

Garage Spaces: 2

Basement: Full, Unfinished

Roof: Metal, Rubber, Slate

Windows: Screens, Curtain Rods

Architectural Style: Traditional

Fencing: Partial

Interior Features

Floor Covering: Carpet, Hardwood, Vinyl, Wood

Heating: Baseboard, Electric, Natural Gas

Cooling: None

Interior Features: High Speed Internet, Ceramic Tile Bath

Laundry Features: Electric Dryer Hookup, Laundry Closet, Main Level, Upper Level, Washer Hookup

Bathrooms Full: 3

Bathrooms Total: 3



Exterior Features

Parking: Detached, Driveway, Garage, Off Street, Stone, Workshop in Garage

Lot Size Units: Acres

Lot Features: Private, Level, Landscaped, Wooded, Cleared

Exterior Features: None

Lot Size Area: 0.16

View: None

Amenities & Features

Utilities: Cable Connected

Water: Public

Security Features: Firewall(s), Smoke Detector(s), Carbon Monoxide Detector(s)

Sewer: Public Sewer

Electric: Circuit Breakers

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.

Financial

Possession: At Closing

Special Listing Conditions: Standard

Tax Annual Amount: \$5,919

School Information

High School: Scotia-Glenville

High School District: Scotia Glenville

