



\$374,900

<https://fallatigroup.com>

A great investment opportunity whether you are looking to owner occupy or simply purchase as an investment! Close to Siena College and right in the Heart of Loudonville – this 2 family has a great layout and couldn't be in a better location. 2 BR's and 1 full bath on each unit, a NEW deck, fenced yard and very well taken care of by the current owner (occupant).

- 4 beds
- 2 baths
- Duplex
- MultiFamily
- Active

## Basics

**Date added:** Added 18 hours ago

**List Office Name:** Field Realty

**List Agent Office Phone:** 518-669-1804

**Lot Size Acres:** 0.31 acres

**Type:** Duplex

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**MLS ID:** 202521706

**List Agent Email:** mike@fieldrealty.com

**Living Area sqft:** 1840

**Category:** MultiFamily

**Status:** Active

**Bathrooms:** 2 baths

**Year built:** 1950



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# Directions

**Directions:** Route 9 in Loudonville to Bacon Lane

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# Building Details

**Construction Materials:** Vinyl Siding **Basement:** Full  
**Architectural Style:** Traditional

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# Interior Features

**Heating:** Hot Water **Above Grade Finished Area Source:** CRS  
**Bathrooms Full:** 2

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# Exterior Features

**Parking:** Driveway **Exterior Features:** None  
**Lot Size Units:** Acres **Lot Size Area:** 0.31

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# Amenities & Features

**Sewer:** Public Sewer **Water:** Public

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# Financial

**Possession:** At Closing **Special Listing Conditions:** Standard  
**Tax Annual Amount:** \$5,500 **Tax Block:** 43.4  
**Tax Lot:** 21 **Tax Tract:** 2



# School Information

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

