



**\$299,900**

## **86 GLENDALE ROAD, COLONIE, NY 12110**

<https://fallatigroup.com>

Opportunity Knocks in North Colonie Schools! If you've been waiting for a home in the desirable North Colonie School District and don't mind putting in a little TLC, this could be the perfect fit. This charming home features 3 bedrooms including one conveniently located on the first floor, 2 full bathrooms, hardwood floors, a first-floor laundry area, and a cozy family room that opens to the back deck and patio. Enjoy your own private, fenced-in backyard which is ideal for relaxing or entertaining. Let's not forget the 2 car attached garage for added convenience and storage. Conveniently located near shops, with easy access for commuting and just a short walk to school. Add in super low taxes under \$5000 total and you've [...]

- 3 beds
- Single Family Residence
- Residential
- Active

### **Basics**



**Date added:** Added 2 days ago

**List Office Name:** Crystal Coleman Realty LLC

**List Agent Office Phone:** 518-229-4539

**County:** Albany

**Lot Size Acres:** 0.25 acres

**Category:** Residential

**Status:** Active

**Bedrooms:** 3 beds

**Year built:** 1946

**MLS ID:** 202518843

**List Agent Email:** crystal@coleman518.com

**Days On Market:** 1

**Living Area sqft:** 1862

**Lot Size Dimensions:** 98 x 106

**Type:** Single Family Residence

**Total Rooms:** 11

**Half baths:** 0 half baths

## Directions

**Directions:** Old Loudon Rd to Park to Glendale

## Building Details

**Construction Materials:** Vinyl Siding

**Garage:** 1

**Garage Spaces:** 2

**Roof:** Asphalt, Shingle

**Fencing:** Back Yard, Full

**Patio & Porch:** Deck, Patio

**Attached Garage:** 1

**Basement:** Full, Interior Entry, Sump Pump, Unfinished

**Architectural Style:** Cape Cod

## Interior Features



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

**Cooling:** Window Unit(s)

**Fireplace:** 1

**Interior Features:** High Speed Internet, Paddle Fan, Walk-In Closet(s), Built-in Features

**Laundry Features:** Laundry Room, Main Level

**Bathrooms Total:** 2

**Heating:** Hot Water, Natural Gas

**Appliances:** Cooktop, Dishwasher, Double Oven, Microwave, Refrigerator, Washer/Dryer

**Fireplace Features:** Living Room

**Above Grade Finished Area Source:** CRS

**Bathrooms Full:** 2

## Exterior Features

**Parking:** Attached, Driveway, Off Street, Paved

**Lot Size Units:** Acres

**Lot Features:** Level, Cleared

**Exterior Features:** Drive-Paved, Garden, Lighting

**Lot Size Area:** 0.25

## Amenities & Features

**Sewer:** Public Sewer

**Electric:** 150 Amp Service

**Water:** Public

## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$4,974

**Tax Lot:** 78.000

**Special Listing Conditions:** Standard

**Tax Block:** 4

**Tax Tract:** 31.07

## School Information

**High School:** Shaker HS

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

