



**\$499,999**

## **9 BRAYTON STREET, COLONIE, NY 12205**

<https://fallatigroup.com>

Beautifully maintained Duplex in Colonie! Each unit features 3 spacious bedrooms, 1.5 bathrooms, and three levels of comfortable living space. The left unit boasts recent updates, including a modern kitchen and new flooring, while the right unit mirrors the layout with charming hardwood floors. Enjoy summer entertaining with two thoughtfully designed outdoor spaces: a stunning stamped concrete patio for one unit and a beautifully landscaped area, both ideal for grilling and relaxing. The full basement offers additional space and flexibility. Tenants pay all but water and taxes. Each unit has it's own hotwater tank, furnace and elecric. Perfect for multi-generational living or rental income to offset your expenses. A two-car detached garage completes this must see property.

- 6 beds
- 4 baths
- Duplex
- MultiFamily
- Pending

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### **Basics**



**Date added:** Added 2 months ago

**List Office Name:** Coldwell Banker Prime Properties

**List Agent Office Phone:** 518-859-2876

**County:** Albany

**Lot Size Acres:** 0.26 acres

**Type:** Duplex

**Bedrooms:** 6 beds

**Half baths:** 2 half baths

**MLS ID:** 202519810

**List Agent Email:** lorainvz@gmail.com

**Days On Market:** 38

**Living Area sqft:** 2491

**Category:** MultiFamily

**Status:** Pending

**Bathrooms:** 4 baths

**Year built:** 1960

## Directions

**Directions:** I-90 Exit 5, left on Exchange St, Left on Osborne St, Right on Brayton

## Building Details

**Construction Materials:** Brick, Vinyl Siding

**Garage Spaces:** 2

**Roof:** Asphalt

**Patio & Porch:** Patio

**Basement:** Unfinished

**Architectural Style:** Ranch

## Interior Features

**Floor Covering:** Hardwood, Laminate, Vinyl

**Cooling:** Window Unit(s)

**Laundry Features:** Electric Dryer Hookup, In Basement, Washer Hookup

**Bathrooms Total:** 4

**Heating:** Natural Gas

**Above Grade Finished Area Source:** CRS

**Bathrooms Full:** 2

## Exterior Features



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

**Lot Size Units:** Acres

**Lot Features:** Level, Landscaped, Cleared, Garden

**Exterior Features:** Garden

**Lot Size Area:** 0.26

## Amenities & Features

**Sewer:** Public Sewer

**Electric:** 150 Amp Service

**Water:** Public

## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$5,937.75

**Tax Lot:** 65.000

**Special Listing Conditions:** Standard

**Tax Block:** 3

**Tax Tract:** 53.11

## School Information

**Elementary School:** Roessleville ES

**High School:** Colonie Central HS

**High School District:** South Colonie

