



**\$299,900**

## **9 DOVER DRIVE, COLONIE, NY 12110**

<https://fallatigroup.com>

Exceptional opportunity in the highly sought-after North Colonie School District! 3 bedroom 2 bath 1430sf - 9 Dover drive offers strong upside potential for buyers looking to renovate, customize, and build equity. Priced at just \$299,000, this home presents a rare value opportunity compared to recent neighborhood sales. This property offers buyers the chance to invest below market potential and create meaningful equity through updates and improvements. The home is dated but offers solid bones and a functional layout ready for modernization. Perfect for homeowners looking to update to their own standards or investors seeking a value-add opportunity in a prime location. Home is sold as-is.

- 3 beds
- 2 baths
- Single Family Residence
- Residential
- Active

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### **Basics**



**Date added:** Added 3 days ago  
**List Office Name:** MLS 4 Less Realty  
**List Agent Office Phone:** 518-925-0230  
**Living Area sqft:** 1432  
**Category:** Residential  
**Status:** Active  
**Bedrooms:** 3 beds  
**Half baths:** 1 half bath  
**Zoning:** Single Residence

**MLS ID:** 202612718  
**List Agent Email:** MLS4lessny@gmail.com  
**County:** Albany  
**Lot Size Acres:** 0.17 acres  
**Type:** Single Family Residence  
**Total Rooms:** 8  
**Bathrooms:** 2 baths  
**Year built:** 1954

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## Virtual Tour

**Virtual Tour:** <https://app.doaudiotours.com/branded?id=17304&lang=en-US>

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## Directions

**Directions:** Wade Rd to left on Forts Ferry Road, Left on Ilene Pl, Right on Perry Ave to left on Dover Dr

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## Building Details

**Construction Materials:** Vinyl Siding  
**Attached Garage:** 1  
**Basement:** Slab  
**Property Condition:** Fixer  
**Fencing:** Back Yard, Fenced

**Garage:** 1  
**Garage Spaces:** 1  
**Roof:** Asphalt, Shingle  
**Architectural Style:** Raised Ranch

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## Interior Features



**Floor Covering:** Hardwood, Tile

**Cooling:** Central Air

**Interior Features:** High Speed Internet, Vaulted Ceiling(s), Eat-in Kitchen

**Laundry Features:** In Bathroom

**Heating:** Forced Air, Natural Gas

**Appliances:** Cooktop, Double Oven

**Above Grade Finished Area Source:** CRS

**Bathrooms Full:** 1

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## Exterior Features

**Parking:** Attached, Driveway

**Lot Size Units:** Acres

**Lot Features:** Level, Cleared

**Exterior Features:** None

**Lot Size Area:** 0.17

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## Amenities & Features

**Sewer:** Public Sewer

**Water:** Public

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

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## Financial

**Possession:** At Closing

**Special Listing Conditions:** Standard

**Tax Annual Amount:** \$4,000

**Tax Block:** 1

**Tax Lot:** 21.000

**Tax Tract:** 18.08

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## School Information

**High School:** Shaker HS

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

