

30 Wilkins Ave., Colonie  
Proudly Offered at \$169,900



Welcome to this charming and immaculate 2 bedroom, 1 bath Cape Cod that has been completely renovated and remodeled. New electrical, plumbing and lighting throughout. Freshly painted with neutral colors. New and refinished hardwood floors. Bright and dry basement perfect for additional space. Oversized garage, large backyard. Great neighborhood!



**Steven Girvin**  
*Licensed Associate RE Broker*  
(518) 852-1315 Cell  
steveng@techvalleyhomes.com



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475 Albany Shaker Road  
Loudonville, NY 12211  
(518) 435-9944  
www.techvalleyhomes.com



- Enchanting cobblestone walk with nicely landscaped entrance
- Welcoming vestibule with beautiful tile floor and hanging fixture
- Living Room with gorgeous hardwood floor and sconces
- Kitchen has oak cabinetry with stylish hardware, faux granite Formica, recessed lighting and hardwood floor
- Bedroom #1 has hardwood floor and overhead lighting
- Bedroom #2 is located in rear of house and has hardwood floor and overhead lighting
- Large full bath has ceramic tile floor, pedestal sink and reglazed tub with ceramic tile surround
- Linen closet in hallway
- Rear entryway has ceramic tile floor and entrance to basement
- Basement - Majority of floor is ceramic tile. Clean, bright and open. Great spot for family room/office or recreation

### Additional Information

- |                                 |                            |
|---------------------------------|----------------------------|
| • Oil Hot Air Heat              | • Full Basement            |
| • Public Water & Sewer          | • 1 Car Detached Garage    |
| • Lot Size - 55 x 177           | • Patio Area Behind Garage |
| • Asphalt Shingle Roof          | • Large and Level Backyard |
| • Vinyl Exterior                | • Taxes - School \$1,042   |
| • Age - 64 (Approx.)            | Property <u>\$ 817</u>     |
| • South Colonie School District | Total \$1,859 (Approx.)    |

