



Your Lake George Real Estate Experts!

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Listing courtesy of: Coldwell Banker Prime Prop.

MLS# - 202413153 - Price: \$379,900

34 Patroon Place, Loudonville, NY

Description: *MULTIPLE OFFER DEADLINE: TUESDAY (3/12) @ 5:00 PM.* Offering two levels of comfortable living, this charming, raised ranch style home is your perfect opportunity to own a piece of the Capital Region dream! The upper level has an open feel with Cathedral ceilings, hardwood floors, and a rear deck. The lower level is cozy and comfortable and works well for multi-generational households or for the occasional guest. In the last 10 years the following significant updates have been made: roof, siding, some windows, garage doors, driveway, furnace, hot water tank, upgraded kitchen and improvements to both bathrooms. Ideally situated in the heart of Loudonville, with top-rated schools, shopping and dining, and easy access to all major roadways. Enjoy all the perks of this sought-after community!

Acres: 0.39

Bedrooms: 4

Estimated Taxes: \$5,756

Heat: Forced Air, Natural Gas

Basement: Slab

County: Albany

Interior Features: High Speed Internet, Cathedral Ceiling(s), Chair Rail, Eat-in Kitchen

Town: Colonie

Bathrooms: 2 Full

Water: Public

Garage: 2

Exterior: Brick, Vinyl Siding

Cooling: Other

Property Type: Residential

School District: North Colonie (including Maplewood)

Sewer: Public Sewer

Property Style: Raised Ranch

Exterior Features: Drive-Paved, Lighting

Parking Spaces: 4



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