

*Home has never been more important than now.*

# CHARMING DUPLEX

JUST LISTED! • 185 Hollywood Ave, Albany, NY 12209

 \$219,000

 3 bedrooms

 2 bathrooms



## About the Property:

Conveniently located, converted Cape-style duplex in quiet neighborhood with 2-BR unit downstairs and 1-BR unit upstairs. Perfect for owner occupancy! Recent updates include new windows throughout, new appliances on 1st floor, freshly painted kitchen cabinets, new kitchen flooring in both units, new washer/dryer in 2nd floor unit, and finished bar in basement. Master bedroom on 1st floor features vaulted ceiling, skylight, and bonus dressing room area in loft. Sliding glass doors in kitchen open to spacious deck and fenced backyard. The 1st floor apartment has living room, formal dining room with French doors, rec room, 2 BRs and 1 full bath. The 2nd floor apartment has private entrance and includes living room, country kitchen, 1 BR and 1 full bath. Separate utilities for each. Low taxes!

## Key Facts:

- ✓ Low taxes
- ✓ Convenient location
- ✓ Move-in ready
- ✓ Well-maintained
- ✓ Excellent condition
- ✓ Lots of updates throughout

**Carolyn Luke, Licensed Real Estate Salesperson**

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COLDWELL BANKER PRIME PROPERTIES





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For more details and photos, use your phone's camera app to scan the QR code and click on the notification that appears on your screen:



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