



\$850,000

1 ARBOR DRIVE, GUILDERLAND, NY 12159

<https://fallatigroup.com>

Beautiful 4BR, 2.5BA Colonial on a private 0.86-acre corner lot in Saddlebrook, one of Albany's most desirable neighborhoods. Located in the top-rated Guilderland School District, this home features a bright open floor plan with hardwood floors, a gourmet granite/stainless kitchen, and a spacious family room. First-floor office with custom built-ins. Luxurious primary suite with dual walk-in closets, a sitting area, and spa bath with soaking tub and walk-in shower. Finished basement adds flex space. Enjoy a custom stone patio with built-in grill and wood-burning stone firepit. Minutes to Crossgates, SUNY, and highways.

- 4 beds
- Single Family Residence
- Residential
- Pending

Basics



Date added: Added 1 month ago

List Office Name: Realty One Group Key

List Agent Office Phone: 518-421-7364

County: Albany

Lot Size Acres: 0.86 acres

Type: Single Family Residence

Total Rooms: 12

Half baths: 1 half bath

MLS ID: 202519855

List Agent Email: yanwang0510@gmail.com

Days On Market: 8

Living Area sqft: 3542

Category: Residential

Status: Pending

Bedrooms: 4 beds

Year built: 2010

Directions

Directions: Western Ave. to Johnston Rd. right on Stonebriar Dr. House on corner of Arbor.

Building Details

Construction Materials: Vinyl Siding

Garage: 1

Garage Spaces: 3

Roof: Asphalt

Fencing: None

Patio & Porch: Rear Porch, Front Porch, Patio

Attached Garage: 1

Basement: Exterior Entry, Finished, Full, Heated, Interior Entry, Sump Pump, Walk-Out Access

Architectural Style: Colonial

Interior Features



Floor Covering: Carpet, Ceramic Tile, Hardwood, Wood

Cooling: Central Air

Fireplace: 1

Above Grade Finished Area Source: Appraiser

Bathrooms Full: 2

Heating: Fireplace Insert, Forced Air, Natural Gas

Appliances: Dishwasher, Disposal, Gas Oven, Microwave, Range Hood, Refrigerator, Washer/Dryer

Interior Features: Solid Surface Counters, Vaulted Ceiling(s), Walk-In Closet(s), Built-in Features, Ceramic Tile Bath, Crown Molding

Laundry Features: Laundry Room, Main Level

Bathrooms Total: 3

Exterior Features

Parking: Attached, Driveway, Garage Door Opener, Off Street

Lot Size Units: Acres

Lot Features: Private, Sprinklers In Front, Sprinklers In Rear, Wooded, Corner Lot, Landscaped

Exterior Features: Gas Grill

Lot Size Area: 0.86

View: Garden

Amenities & Features

Sewer: Public Sewer

HOA Amenities: None

Water: Public

Fees

HOA Fee: \$1,100

HOA Fee Includes: Other

HOA Fee Frequency: Annually

Financial



Possession: At Closing

Tax Annual Amount: \$14,949.96

Tax Lot: 93.000

Special Listing Conditions: Standard

Tax Block: 2

Tax Tract: 62.00

School Information

High School: Guilderland

High School District: Guilderland

