



Global MLS

\$995,000

## 1 TORRIN LANE, GUILDERLAND, NY 12303

<https://fallatigroup.com>

Stunning new construction home to be built, offering over 3,600 sq ft of thoughtfully designed living space. This one-of-a-kind residence features a first-floor master suite and a truly unique custom floor plan—no duplicates, no repeats, and unmatched architectural character. Located in the highly regarded Guilderland School District, this home provides exceptional convenience just minutes from Crossgates Mall, Costco, restaurants, shopping, and major highways for an easy commute. A rare opportunity to own a custom-built home in a prime Capital Region location. \*\*\*The photos are renderings only to depict future build\*\*\*

- 4 beds
- 5 baths
- Single Family Residence
- Residential
- Active

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### Basics



**Date added:** Added 4 months ago  
**List Office Name:** Realty One Group Key  
**List Agent Office Phone:** 518-210-6488  
**County:** Albany  
**Lot Size Acres:** 2.21 acres  
**Type:** Single Family Residence  
**Status:** Active  
**Bedrooms:** 4 beds  
**Half baths:** 1 half bath

**MLS ID:** 202612867  
**List Agent Email:** philipbsells@gmail.com  
**Days On Market:** 5  
**Living Area sqft:** 3220  
**Category:** Residential  
**New Construction:** 1  
**Total Rooms:** 7  
**Bathrooms:** 5 baths  
**Zoning:** Single Residence

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## Virtual Tour

**Virtual Tour:** <https://app.doaudiotours.com/branded?id=17449&lang=en-US>

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## Directions

**Directions:** Carmen Road (RT. 146) to Lydius Street to Brookview Drive

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## Building Details

**Construction Materials:** Vinyl Siding  
**Garage:** 1  
**Garage Spaces:** 2  
**Roof:** Asphalt, Shingle  
**Fencing:** None

**Patio & Porch:** Covered  
**Attached Garage:** 1  
**Basement:** Slab  
**Architectural Style:** Contemporary, Ranch

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## Interior Features



**Floor Covering:** Hardwood, Tile

**Cooling:** Central Air, Ductless

**Fireplace:** 1

**Above Grade Finished Area Source:**  
Builder

**Bathrooms Full:** 4

**Heating:** Ductless, Radiant Floor

**Appliances:** Dishwasher, Dryer, Gas Oven,  
Refrigerator, Washer

**Fireplace Features:** Gas

**Laundry Features:** Laundry Room

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## Exterior Features

**Parking:** Attached, Driveway, Stone

**Lot Size Units:** Acres

**Lot Features:** Private, Sloped

**Exterior Features:** None

**Lot Size Area:** 2.21

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## Amenities & Features

**Sewer:** Public Sewer

**Electric:** 200+ Amp Service

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

**Water:** Public

**Other Equipment:** None

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## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$1,942.69

**Tax Lot:** 7.011

**Special Listing Conditions:** Standard

**Tax Block:** 2

**Tax Tract:** 28.05

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## School Information

**Elementary School:** Pine Bush

**High School District:** Guilderland

**High School:** Guilderland

