



**\$499,900**

## **16 GREGORY LANE, COLONIE, NY 12211**

<https://fallatigroup.com>

Fantastic opportunity to own this three bedroom, two and 1/2 bath home in Loudonville. This brick ranch boasts hard wood flooring through out, a great room perfect for entertaining, formal living room with fireplace and recently updated kitchen with an Island. Master bedroom with master bath. Large laundry room on main floor. Step out on your deck overlooking a huge private yard with spectacular in ground pool. A must see!

- 3 beds
- Single Family Residence
- Residential
- Active

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### **Basics**



**Date added:** Added 5 months ago  
**List Office Name:** Capital Tech RE Group LLC  
**List Agent Office Phone:** 518-810-6093  
**Living Area sqft:** 1652  
**Category:** Residential  
**Status:** Active  
**Bedrooms:** 3 beds  
**Year built:** 1960

**MLS ID:** 202422069  
**List Agent Email:** Lwalsh@captechre.com  
**County:** Albany  
**Lot Size Acres:** 0.57 acres  
**Type:** Single Family Residence  
**Total Rooms:** 8  
**Half baths:** 1 half bath

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## Virtual Tour

**Virtual Tour:**

<https://walkthruphoto.info/Public/16-Gregory-Ln-7-22-24/16-Gregory-Ln-7-22-24.html>

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## Directions

**Directions:** Route 9 (Loudon Road) To Turner Lane, Right on Gregory Lane.

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## Building Details

**Construction Materials:** Brick

**Garage:** 1

**Basement:** Full

**Architectural Style:** Ranch

**Patio & Porch:** Deck

**Garage Spaces:** 2

**Roof:** Asphalt

**Fencing:** Vinyl, Privacy

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## Interior Features



**Floor Covering:** Ceramic Tile, Hardwood

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** High Speed Internet, Solid Surface Counters, Eat-in Kitchen, Kitchen Island

**Laundry Features:** Laundry Room

**Bathrooms Total:** 3

**Heating:** Baseboard, Hot Water, Natural Gas

**Appliances:** Dishwasher, Microwave, Oven, Range, Refrigerator, Trash Compactor

**Fireplace Features:** Living Room

**Above Grade Finished Area Source:** Public Records

**Bathrooms Full:** 2

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## Exterior Features

**Parking:** Driveway

**Lot Size Units:** Acres

**Lot Features:** Level, Cleared

**Exterior Features:** Drive-Paved

**Lot Size Area:** 0.57

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## Amenities & Features

**Sewer:** Public Sewer

**Pool Features:** In Ground

**Water:** Public

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## Additional

**Buyer Agency Compensation:** 2.50

**Sub Agency Compensation:** 0.00

**Compensation Disclaimer:** The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

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## Financial



**Possession:** At Closing

**Special Listing Conditions:** Standard

**Tax Annual Amount:** \$5,000

**Tax Block:** 1

**Tax Lot:** 28.000

**Tax Tract:** 43.04

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## School Information

**High School:** Shaker HS

**High School District:** North Colonie (including Maplewood)

