



\$515,000

## 19 ANN LEE COURT, COLONIE, NY 12110

<https://fallatigroup.com>

Fall in love with confidence. Pride of ownership is evident throughout this consistently maintained, pre-inspected 3-bedroom, 2½-bath Colonial. The sellers have addressed even the smallest details, so you can focus on making it yours, not fixing it. Built in 1987, the functional floor plan is designed for easy, everyday living, with an open kitchen and family room. The kitchen, remodeled approximately ten years ago, features granite countertops, classic Shaker-style cabinetry, and stainless steel appliances. The sun-filled family room centers around a wood-burning fireplace that has also been professionally inspected. Formal dining room for gatherings, while the living room—currently used as a home office—offers flexible space to suit your lifestyle. A first-floor laundry room and a spacious half bath (remodeled 2 yrs ago) [...]

- 3 beds
- 3 baths
- Single Family Residence
- Residential
- Pending

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### Basics



**Date added:** Added 2 months ago

**MLS ID:** 202610117

**List Office Name:** Suzanne Prezio Properties, Inc

**List Agent Email:** Suzanne@suzanneprezio.com

**List Agent Office Phone:** 518-577-6571

**Days On Market:** 6

**County:** Albany

**Living Area sqft:** 1998

**Lot Size Acres:** 0.33 acres

**Category:** Residential

**Type:** Single Family Residence

**Status:** Pending

**Total Rooms:** 10

**Bedrooms:** 3 beds

**Bathrooms:** 3 baths

**Half baths:** 1 half bath

**Year built:** 1987

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## Directions

**Directions:** Albany Shaker to Maxwell, right on Ann Lee

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## Building Details

**Construction Materials:** Vinyl Siding

**Patio & Porch:** Deck

**Garage:** 1

**Attached Garage:** 1

**Garage Spaces:** 2

**Basement:** Full

**Roof:** Asphalt

**Architectural Style:** Colonial

**Doors:** Sliding Doors

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## Interior Features



**Floor Covering:** Carpet, Ceramic Tile, Laminate

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** High Speed Internet, Solid Surface Counters, Ceramic Tile Bath, Eat-in Kitchen

**Laundry Features:** Laundry Room, Main Level

**Heating:** Forced Air, Natural Gas

**Appliances:** Dishwasher, Microwave, Range, Refrigerator, Washer/Dryer

**Fireplace Features:** Family Room, Wood Burning

**Above Grade Finished Area Source:** CRS

**Bathrooms Full:** 2

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## Exterior Features

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

**Lot Size Units:** Acres

**Lot Features:** Level, Wooded

**Exterior Features:** Drive-Paved, Garden

**Lot Size Area:** 0.33

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## Amenities & Features

**Utilities:** Cable Available

**Water:** Public

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

**Sewer:** Public Sewer

**Electric:** 200+ Amp Service

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## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$6,236

**Tax Lot:** 63.000

**Special Listing Conditions:** Standard

**Tax Block:** 3

**Tax Tract:** 30.04



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# School Information

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

