



\$649,800

## 2 LOUDON PARKWAY, COLONIE, NY 12211

<https://fallatigroup.com>

Situated on a tree lined street in the heart of Loudonville sits this spacious charming colonial featuring HW flrs and crown molding t/out. Formal LR has wood burning fire place with tons of built ins with reading room overlooking slate patio and 3 season sun porch. Stylish kitchen features ample cabinetry, breakfast area, and more built in/s as well as large side entry mudroom. Formal DR can host large holiday parties. Generously sized large primary suite has high ceilings, custom closet, balcony, and access to full bath. All bedrooms are good sizes. Full fin dry basement is walk out for easy access to outside. Walk to Loudonville elementary or one of the local shops. The charm of yesteryear with modern day appointments [...]

- 4 beds
- Single Family Residence
- Residential
- Pending

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### Basics



**Date added:** Added 2 weeks ago  
**List Office Name:** Gucciardo Real Estate LLC  
**List Agent Office Phone:** 518-331-3785  
**County:** Albany  
**Lot Size Acres:** 0.32 acres  
**Type:** Single Family Residence  
**Total Rooms:** 8  
**Half baths:** 1 half bath

**MLS ID:** 202517990  
**List Agent Email:** amg329@aol.com  
**Days On Market:** 6  
**Living Area sqft:** 2806  
**Category:** Residential  
**Status:** Pending  
**Bedrooms:** 4 beds  
**Year built:** 1945

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## Directions

**Directions:** Loudon Parkway off of Osborne just past Loudonville Elementary School

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## Building Details

**Construction Materials:** Cedar, Clapboard

**Garage:** 1

**Basement:** Finished, Heated, Partial, Walk-Out Access

**Property Condition:** Updated/Remodeled

**Patio & Porch:** Screened, Side Porch, Covered, Enclosed

**Garage Spaces:** 2

**Roof:** Asphalt

**Architectural Style:** Colonial

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## Interior Features



**Floor Covering:** Hardwood, Tile

**Cooling:** Central Air

**Fireplace:** 3

**Interior Features:** High Speed Internet, Walk-In Closet(s), Built-in Features, Ceramic Tile Bath, Crown Molding

**Laundry Features:** Upper Level

**Bathrooms Total:** 3

**Heating:** Hot Water, Radiant, Radiant Floor

**Appliances:** Built-In Gas Oven, Dishwasher, Disposal, Microwave, Oven, Range, Washer/Dryer

**Fireplace Features:** Bedroom, Dining Room, Living Room

**Above Grade Finished Area Source:** Plans

**Bathrooms Full:** 2

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## Exterior Features

**Parking:** Garage Door Opener, Heated Garage

**Lot Size Units:** Acres

**Lot Features:** Level, Sprinklers In Front, Sprinklers In Rear, Landscaped

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

**Lot Size Area:** 0.32

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## Amenities & Features

**Sewer:** Public Sewer

**Electric:** 200+ Amp Service

**Water:** Public

**Security Features:** Security System

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## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$9,100

**Tax Lot:** 8.000

**Special Listing Conditions:** Standard

**Tax Block:** 3

**Tax Tract:** 43.03

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## School Information



**Elementary School:** Loudonville ES

**High School:** Shaker HS

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

