



\$575,000

23 WARDLEY CIRCLE, COLONIE, NY 12047

<https://fallatigroup.com>

Rare opportunity in the highly sought after Canterbury Crossing community. Maintenance-free living meets high-end taste in this Amedore built Upton model located in a prime location right off Route 9 in the great North Colonie school district. Many upgrades are evident throughout this 2022 build such as premium flooring and double stack cabinetry. The layout of the 2,439 square feet is very welcoming and features 3 bedrooms and 3 full bathrooms. The open concept kitchen is stunning, featuring dark cabinetry, quartz counters, large island and SS appliances. The kitchen flows into the spacious living room with south facing panoramic views of the meadow. Rear composite deck really shows off the view from this prime upper level end unit. 2 car attached garage! [...]

- 3 beds
- Condominium
- Residential
- Pending

Basics



Date added: Added 4 months ago
MLS ID: 202430292
List Agent Email: gtropiano@gmail.com
Days On Market: 81
Living Area sqft: 2439
Category: Residential
Status: Pending
Bedrooms: 3 beds
Year built: 2022

Contingency: Contingent - Continue to Show
List Office Name: Gucciardo Real Estate LLC
List Agent Office Phone: 518-441-4148
County: Albany
Lot Size Acres: 0.01 acres
Type: Condominium
Total Rooms: 10
Half baths: 0 half baths

Virtual Tour

Virtual Tour:

<https://walkthruphoto.info/Public/23-Wardley-Cir-12-9-24/23-Wardley-Cir-12-9-24.html>

Directions

Directions: Route 9 Latham, Turn on Preston Drive, continue to Wardley Circle.

Building Details

Construction Materials: Stone, Vinyl Siding

Garage: 1

Garage Spaces: 2

Roof: Asphalt, Shingle

Architectural Style: Condominium Unit

Patio & Porch: Rear Porch, Composite Deck

Attached Garage: 1

Basement: Slab

Property Condition: Updated/Remodeled

Doors: Sliding Doors

Interior Features



Heating: Forced Air, Natural Gas

Appliances: Dishwasher, Disposal, Microwave, Oven, Range Hood, Refrigerator, Tankless Water Heater, Washer/Dryer

Fireplace Features: Family Room, Gas

Above Grade Finished Area Source: Builder

Bathrooms Full: 3

Cooling: Central Air

Fireplace: 1

Interior Features: Kitchen Island

Laundry Features: Laundry Room

Bathrooms Total: 3

Exterior Features

Parking: Attached, Driveway, Paved

Lot Size Units: Acres

Lot Features: Views

Exterior Features: Lighting

Lot Size Area: 0.01

View: Meadow

Amenities & Features

Utilities: Underground Utilities

Water: Public

Sewer: Public Sewer

HOA Amenities: None

Fees

HOA Fee: \$234.56

HOA Fee Frequency: Monthly

HOA Fee Includes: Insurance, Maintenance Grounds, Maintenance Structure, Snow Removal

Financial



Possession: At Closing

Special Listing Conditions: Standard

Tax Annual Amount: \$7,118.57

Tax Block: 4

Tax Lot: 35.000

Tax Tract: 9.04

School Information

High School: Shaker HS

High School District: North Colonie (including Maplewood)

