



**\$616,300**

## **25 HARBOR LANE, COLONIE, NY 12047**

<https://fallatigroup.com>

Just 4 Riverfront homesites remain!! RIVERFRONT! (Price includes 75K lot premium) 4 Bedroom (or 3 bed and study), 3 full Bath Ranch home with open floor plan and luxury primary suite. Partial river views and sunsets overwhelm the senses. High-end builder amenities such as 9' first floor ceilings, granite, Hardwood, ceramic tile, stainless steel appliances and more. North Colonie Schools. Photos are examples of finishes.

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

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### **Basics**



**Date added:** Added 5 months ago  
**List Office Name:** Coldwell Banker Prime Properties  
**List Agent Office Phone:** 518-466-9700  
**County:** Albany  
**Subdivision Name:** Shelter Cove Community  
**Category:** Residential  
**New Construction:** 1  
**Total Rooms:** 12  
**Bathrooms:** 3 baths

**MLS ID:** 202527355  
**List Agent Email:** jmesko@cbpp.com  
**Days On Market:** 26  
**Living Area sqft:** 2038  
**Lot Size Acres:** 0.13 acres  
**Type:** Single Family Residence  
**Status:** Pending  
**Bedrooms:** 4 beds  
**Half baths:** 0 half baths

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## Directions

**Directions:** Route 9 to Bay Blvd to Nantucket to Harbor

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## Building Details

**Construction Materials:** Stone, Vinyl Siding  
**Garage:** 1  
**Garage Spaces:** 2  
**Roof:** Asphalt  
**Doors:** Sliding Doors

**Patio & Porch:** Porch  
**Attached Garage:** 1  
**Basement:** Full  
**Architectural Style:** Ranch, Other

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## Interior Features

**Floor Covering:** Ceramic Tile, Granite, Hardwood  
**Cooling:** Central Air  
**Fireplace Features:** Family Room, Gas

**Heating:** Forced Air, Natural Gas

**Appliances:** Dishwasher, Microwave, Range

**Interior Features:** High Speed Internet, Walk-In Closet(s), Eat-in Kitchen

**Above Grade Finished Area Source:** Builder **Laundry Features:** Main Level

**Bathrooms Full:** 3



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## Exterior Features

**Parking:** Attached, Off Street, Paved

**Lot Size Units:** Acres

**Lot Features:** Level, Sprinklers In Front, Views, Cleared, Landscaped, Waterfront

**Exterior Features:** Lighting

**Lot Size Area:** 0.13

**View:** River

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## Amenities & Features

**Utilities:** Cable Available

**Water:** Public

**HOA Amenities:** None

**Sewer:** Public Sewer

**Body of Water:** Mohawk River

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## Fees

**HOA Fee:** \$87

**HOA Fee Includes:** Maintenance Grounds

**HOA Fee Frequency:** Monthly

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## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$11,000

**Tax Lot:** 114.000

**Special Listing Conditions:** Standard

**Tax Block:** 2

**Tax Tract:** 4.02

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## School Information

**High School:** Shaker HS

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

