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\$435,900

## 30 KENDRA COURT, COLONIE, NY 12047

<https://fallatigroup.com>

FINAL OPPORTUNITY TO BUILD YOUR BRAND NEW CONDOMINIUM BUILT BY AMEDORE HOMES IN THE HEART OF LATHAM!

LOCATION IS AMAZING BUT THE LOW COST OF LIVING IS EVEN BETTER! TOTAL TAXES FOR THE YEAR ARE \$4305 FOR SCHOOL AND PROPERTY IN NORTH COLONIE SCHOOLS- 3 BEDROOMS 2 BATHS, LOFT, 1 CAR GARAGE ATTACHED, LARGE KITCHEN WITH QUARTZ OR GRANITE COUNTERTOPS, SS APPLIANCES, BEAUTIFUL CABINETRY, OPEN TO FAMILY ROOM WITH FIREPLACE AND TILE SURROUND- ENJOY YOUR COFFEE OR COCKTAILS ON YOUR COVERED DECK OVERLOOKING THE GREEN SPACE OUT YOUR BACK DOOR! LUXURIOUS PRIMARY ENSUITE BEDROOM OFFERS A TILED SHOWER WITH SEAT, QUARTZ CONTERTOPS IN THE BATHROOM, AND SEPARATION FROM THE OTHER 2 BEDROOMS! OVER 3 MILES OF SIDEWALKS IN THE NEIGHBORHOOD TO ENJOY! [...]

- 3 beds
- Condominium
- Residential
- Active



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## Basics

**Date added:** Added 2 months ago

**List Office Name:** Amedore Homes

**Days On Market:** 1

**Living Area sqft:** 1782

**Category:** Residential

**New Construction:** 1

**Total Rooms:** 11

**Half baths:** 0 half baths

**MLS ID:** 202422731

**List Agent Email:** csheridan@amedorehomes.com

**County:** Albany

**Lot Size Acres:** 0 acres

**Type:** Condominium

**Status:** Active

**Bedrooms:** 3 beds

**Year built:** 2024

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## Directions

**Directions:** ROUTE 9 LATHAM TO PRESTON DRIVE, 1 MILE SOUTH OF I-87 AND ROUTE 7 JUST SOUTH OF GUPTILLS TURN ON PRESTON DRIVE AND CONTINUE STRAIGHT TURN RIGHT ON KENDRA CT

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## Building Details

**Construction Materials:** Stone, Vinyl Siding

**Garage:** 1

**Garage Spaces:** 1

**Roof:** Asphalt

**Architectural Style:** Condominium Unit

**Patio & Porch:** Covered, Deck

**Attached Garage:** 1

**Basement:** None, Slab

**Windows:** Screens, Double Pane Windows

**Doors:** Sliding Doors

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## Interior Features



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

**Cooling:** Central Air

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

**Laundry Features:** Electric Dryer Hookup, Laundry Room, Upper Level, Washer Hookup

**Bathrooms Total:** 2

**Heating:** Forced Air, Natural Gas

**Appliances:** Dishwasher, Disposal, Gas Water Heater, Humidifier, Microwave, Oven, Tankless Water Heater

**Above Grade Finished Area Source:** Builder

**Bathrooms Full:** 2

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## Exterior Features

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

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

**Exterior Features:** Lighting

**View:** Meadow

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## Amenities & Features

**Utilities:** Cable Available, Underground Utilities

**Water:** Public

**HOA Amenities:** None

**Sewer:** Public Sewer

**Electric:** Underground, 150 Amp Service

**Security Features:** Firewall(s), Security System, Carbon Monoxide Detector(s)

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## Fees

**HOA Fee:** \$234

**HOA Fee Frequency:** Monthly

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



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## Additional

**Compensation Disclaimer:** .

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## Financial

**Possession:** At Closing

**Special Listing Conditions:** Standard

**Tax Annual Amount:** \$4,305

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## School Information

**High School:** Shaker HS

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

