



**\$899,900**

## **394 VLY ROAD, COLONIE, NY 12309**

<https://fallatigroup.com>

This absolutely stunning 1937 Paul Schaefer built stone cottage sits on 1.85 acres! This 2866 square foot home has maintained its character from original build while being loved with subtle, tasteful, modern touches along the way. The main level features radiant floors, gorgeous sunroom, greenhouse, family room with wood fireplace and a beautifully updated kitchen with breakfast nook, granite counters, and high end appliances. The In-law suite has bedroom, full bath, kitchenette and separate entry. The exterior is a dream with a 2019 heated, salt water pool and orchard with apple, cherry, peach and nectarine trees. The two-level, 2014 built, 24x36 post & beam barn with carriage door openers fits 5 cars! Finished basement with fireplace! Niskayuna Schools! Too much to list [...]

- 4 beds
- Single Family Residence
- Residential
- Pending

### **Basics**



**Date added:** Added 2 months ago

**List Office Name:** Gucciardo Real Estate LLC

**List Agent Office Phone:** 518-441-4148

**County:** Albany

**Lot Size Acres:** 1.85 acres

**Type:** Single Family Residence

**Total Rooms:** 18

**Half baths:** 1 half bath

**MLS ID:** 202517374

**List Agent Email:** gtropiano@gmail.com

**Days On Market:** 7

**Living Area sqft:** 2866

**Category:** Residential

**Status:** Pending

**Bedrooms:** 4 beds

**Year built:** 1937

## Directions

**Directions:** GPS 394 VLY ROAD NISKAYUNA NY 12309

## Building Details

**Construction Materials:** Cedar, Stone

**Garage Spaces:** 5

**Roof:** Slate

**Architectural Style:** Cottage

**Fencing:** Fenced, Gate, Partial

**Patio & Porch:** Patio

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

**Property Condition:** Updated/Remodeled

**Doors:** ENERGY STAR Qualified Doors

## Interior Features

**Floor Covering:** Hardwood, Tile

**Cooling:** Central Air

**Fireplace:** 2

**Interior Features:** High Speed Internet

**Laundry Features:** In Basement

**Bathrooms Total:** 4

**Heating:** Forced Air, Natural Gas, Radiant Floor

**Appliances:** Cooktop, Dishwasher, Gas Oven, Microwave, Range Hood, Washer/Dryer

**Fireplace Features:** Basement, Family Room

**Above Grade Finished Area Source:** Public Records

**Bathrooms Full:** 3



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## Exterior Features

<b>Parking:</b> Driveway, Paved	<b>Exterior Features:</b> Drive-Paved, Lighting
<b>Lot Size Units:</b> Acres	<b>Lot Size Area:</b> 1.85
<b>Lot Features:</b> Level, Road Frontage, Wooded, Cleared, Landscaped	<b>View:</b> Orchard, Trees/Woods

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## Amenities & Features

<b>Sewer:</b> Public Sewer	<b>Water:</b> Public
<b>Pool Features:</b> In Ground, Salt Water	

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## Financial

<b>Possession:</b> At Closing	<b>Special Listing Conditions:</b> Standard
<b>Tax Annual Amount:</b> \$9,758.37	<b>Tax Block:</b> 5
<b>Tax Lot:</b> 76.000	<b>Tax Tract:</b> 7.04

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## School Information

<b>High School:</b> Niskayuna	<b>High School District:</b> Niskayuna
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