



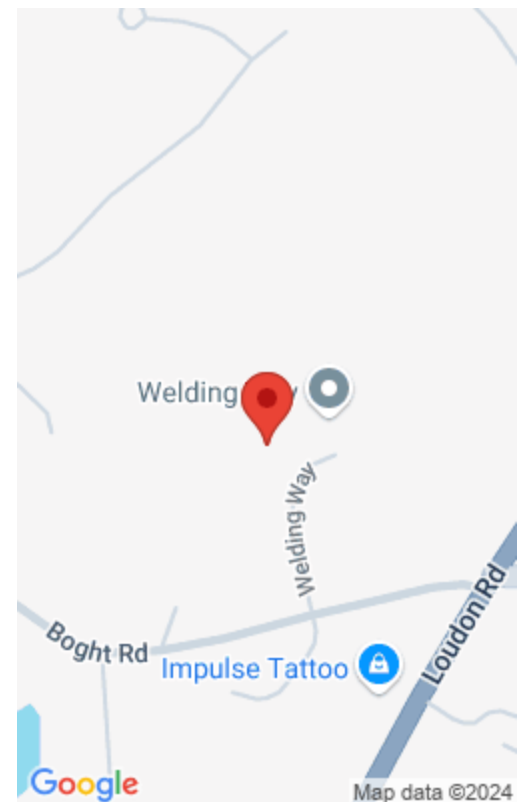
\$796,800

## 4 WELDING WAY, COLONIE, NY 12047

<https://fallatigroup.com>

Lot 4 beautiful walkout lot to build a full CUSTOM home in North Colonie SD w/ award winning CGM Builders. Each home built entirely around you! Call listing agent today for your appt. to meet the builders to discuss your needs and desires. Choose from ANY of the available level or walkout lots in this NO HOA, 7 home, cul-de-sac location. Ranch, 1st flr masters, multi-gen plans, etc. Each distinctly built home includes numerous upgrades all standard! Close to Rt. 9, under 1 mi. to Boght Hills Elem. & 2 sports complexes. Under 2 mi to I 87, Colonie-Mohawk River Park, pool, bike trail, & boat launch! Photos examples of builders work. To be built condition.

- 4 beds
- Single Family Residence
- Residential
- Active



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## Basics

**Date added:** Added 10 months ago  
**List Office Name:** Keller Williams Capital Dist  
**Days On Market:** 94  
**Living Area sqft:** 2720  
**Lot Size Dimensions:** 17860  
**Type:** Single Family Residence  
**Total Rooms:** 13  
**Half baths:** 1 half bath

**MLS ID:** 202323069  
**List Agent Email:** reachloriz@gmail.com  
**County:** Albany  
**Lot Size Acres:** 0.41 acres  
**Category:** Residential  
**Status:** Active  
**Bedrooms:** 4 beds  
**Zoning:** Single Residence

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## Directions

**Directions:** Use 617 Boght Rd. for GPS, or I-87 exit 7, Route 9 N, L on Boght Rd., sign on R at Welding Way

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## Building Details

**Construction Materials:** Vinyl Siding

**Garage:** 1

**Garage Spaces:** 2

**Roof:** Asphalt

**Architectural Style:** 2 Story, Custom, Farmhouse

**Green Energy Efficient:** Appliances, Doors, Thermostat, Windows

**Patio & Porch:** Covered, Porch

**Attached Garage:** 1

**Basement:** Exterior Entry, Full, Walk-Out Access

**Windows:** Low Emissivity Windows, Aluminum Frames, ENERGY STAR Qualified Windows

**Doors:** Sliding Doors

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## Interior Features



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

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** High Speed Internet, Solid Surface Counters, Walk-In Closet(s), Other, Ceramic Tile Bath, Eat-in Kitchen, Kitchen Island

**Bathrooms Full:** 2

**Heating:** Forced Air, Natural Gas, Zoned

**Appliances:** Dishwasher, Microwave, Oven, Range, Range Hood, Refrigerator

**Fireplace Features:** Gas

**Laundry Features:** Laundry Room, Main Level, Other

**Bathrooms Total:** 3

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## Exterior Features

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

**Lot Size Units:** Acres

**Lot Features:** Rolling Slope, Level, Sloped, Sprinklers In Front, Sprinklers In Rear, Views, Wetlands, Cleared, Cul-De-Sac, Landscaped

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

**Lot Size Area:** 0.41

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## Amenities & Features

**Utilities:** Cable Available, Underground Utilities

**Water:** Public

**Sewer:** Public Sewer

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## Additional

**Buyer Agency Compensation:** 2.50

**Sub Agency Compensation:** 0.00

**Compensation Disclaimer:** The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

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## Financial



**Special Listing Conditions:** Standard

**Tax Annual Amount:** \$1,978

**Tax Block:** 1

**Tax Lot:** 15.126

**Tax Tract:** 9.02

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## School Information

**High School:** Shaker HS

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

