



**\$925,000**

## **40 CAMBRIDGE WAY, COLONIE, NY 12047**

<https://fallatigroup.com>

Experience the pinnacle of effortless luxury in the gated Village at Shaker Creek. Built in 2019, this end-unit townhome is designed for those seeking a high-end, maintenance-free lifestyle. The sun-drenched main floor features rich hardwoods, bespoke lighting, and a gourmet kitchen with a walk-in pantry—perfect for hosting. Retreat to the expansive deck and paver patio to enjoy peaceful, unobstructed views of “forever wild” scenery. Primary suite offers abundant space and stunning marble bath. With 3 more bedrooms, 3.5 baths, and two laundry areas, the layout offers ultimate flexibility. A private elevator serves all three levels, ensuring seamless accessibility throughout. All this in a premier location just minutes from fine dining and shopping. Lock-and-leave living at its finest.

- 4 beds
- 4 baths
- Townhouse
- Residential
- Pending

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### **Basics**



**Date added:** Added 2 months ago  
**List Office Name:** Venture Fox Realty Group LLC  
**List Agent Office Phone:** 518-573-3945  
**County:** Albany  
**Lot Size Acres:** 0.05 acres  
**Type:** Townhouse  
**Total Rooms:** 8  
**Bathrooms:** 4 baths  
**Year built:** 2019

**MLS ID:** 202615491  
**List Agent Email:** aj@excelsiorteamny.com  
**Days On Market:** 6  
**Living Area sqft:** 2565  
**Category:** Residential  
**Status:** Pending  
**Bedrooms:** 4 beds  
**Half baths:** 1 half bath

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## Directions

**Directions:** Route 9 Loudonville to The Shoppes at Shaker Creek-Winter Creek Blvd to Cambridge way-directly across from the park

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## Building Details

**Construction Materials:** Block, Vinyl Siding  
**Garage:** 1  
**Garage Spaces:** 2  
**Roof:** Asphalt, Shingle  
**Property Condition:** Updated/Remodeled

**Patio & Porch:** Composite Deck, Patio  
**Attached Garage:** 1  
**Basement:** Finished, Full  
**Windows:** Blinds  
**Doors:** Sliding Doors

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## Interior Features



**Floor Covering:** Carpet, Ceramic Tile, Hardwood, Marble

**Cooling:** Central Air

**Fireplace:** 2

**Interior Features:** Grinder Pump, High Speed Internet, Walk-In Closet(s), Ceramic Tile Bath, Crown Molding, Elevator, Eat-in Kitchen, Kitchen Island

**Laundry Features:** In Basement, Laundry Room, Upper Level

**Heating:** Forced Air, Natural Gas

**Appliances:** Dishwasher, Disposal, Dryer, Instant Hot Water, Microwave, Oven, Range, Refrigerator

**Fireplace Features:** Basement, Gas, Living Room

**Above Grade Finished Area Source:** CRS

**Bathrooms Full:** 3

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## Exterior Features

**Parking:** Attached, Off Street

**Lot Size Units:** Acres

**Lot Features:** Level, Sloped, Sprinklers In Front, Sprinklers In Rear, Landscaped

**Exterior Features:** Lighting

**Lot Size Area:** 0.05

**View:** Trees/Woods

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## Amenities & Features

**Utilities:** Cable Available

**Water:** Public

**Accessibility Features:** Other, Accessible Garage, Accessible Kitchen

**Security Features:** Gated Community, Smoke Detector(s), Security Service

**Sewer:** Public Sewer

**Electric:** 200+ Amp Service

**Other Equipment:** Other

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## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$13,351

**Tax Lot:** 99.000

**Special Listing Conditions:** Standard

**Tax Block:** 4

**Tax Tract:** 31.03



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# School Information

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

