



**\$775,000**

## **40 WATERFORD AVENUE EAST, COLONIE, NY 12110**

<https://fallatigroup.com>

OPEN HOUSE SATURDAY 08/23 12-2PM! Brand New Latham Home with \$100K in Upgrades – Move-In Ready! This stunning 2,700 sq ft, 4 bed, 2.5 bath home in the award-winning North Colonie School District features an open floor plan, upgraded energy-efficient appliances with pot filler and microwave drawer, and premium finishes throughout. Enjoy white oak engineered hardwood floors, a 6-ft kitchen island, white custom cabinetry with quartz countertops, vaulted sunroom and a floor-to-ceiling stone fireplace. The rod iron staircase with wood treads leads to spacious bedrooms. 3 car garage, central air, and natural gas heat. The full basement includes an egress window and rough-in plumbing for a full bath (\$4K upgrade) plus space for another bedroom-adding up to 1,200 sq ft when finished.

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

### **Basics**



**Date added:** Added 1 week ago  
**List Office Name:** Realty One Group Key  
**List Agent Office Phone:** 518-527-0915  
**County:** Albany  
**Lot Size Acres:** 0.31 acres  
**Type:** Single Family Residence  
**Total Rooms:** 9  
**Bathrooms:** 3 baths  
**Year built:** 2025

**MLS ID:** 202523838  
**List Agent Email:** dreilly057@gmail.com  
**Days On Market:** 10  
**Living Area sqft:** 2700  
**Category:** Residential  
**Status:** Active  
**Bedrooms:** 4 beds  
**Half baths:** 1 half bath  
**UnitNumber:** East

## Directions

**Directions:** Turn right onto Waterford Ave Turn left onto Waterford Ave E Destination will be on the left

## Building Details

**Construction Materials:** Brick, Vinyl Siding  
**Garage Spaces:** 3  
**Architectural Style:** Traditional

**Garage:** 1  
**Basement:** Full

## Interior Features

**Heating:** Natural Gas  
**Appliances:** Dishwasher, Disposal, Oven, Range, Refrigerator  
**Bathrooms Full:** 2

**Cooling:** Central Air  
**Above Grade Finished Area Source:** CRS

## Exterior Features



**Parking:** Driveway

**Lot Size Units:** Acres

**Exterior Features:** None

**Lot Size Area:** 0.31

## Amenities & Features

**Sewer:** Public Sewer

**Water:** Public

## Financial

**Special Listing Conditions:** Standard

**Tax Annual Amount:** \$4,753.42

## School Information

**High School:** Shaker HS

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

