



**\$477,400**

## **40 PRIDDLE LANE, COLONIE, NY 12110**

<https://fallatigroup.com>

To Be Built. Welcome Home to Meadowdale Estates, a maintenance free community very conveniently located in the Town of Colonie, proudly presented by Trojanski Custom Builders, featuring outstanding amenities throughout such as a 9' finishable basement with egress window, granite and quartz selections, soft close cabinetry w/dovetail drawers, a gas burning fireplace, wide plank engineered hardwood or LVP floors, a first floor Primary Suite, plus a paver walkway! The Upstairs unfinished bonus room can also be finished off as an Option, if you choose to, to provide both first and second floor Primary Suites! Enjoy maintenance free living at Meadowdale Estates! Photos are for reference purposes only with varying floor plans and features. An Agent is related to builder.

- 3 beds
- Townhouse
- Residential
- Pending

### **Basics**



**Date added:** Added 12 months ago

**List Office Name:** Sterling Real Estate Group

**List Agent Office Phone:** 518-301-1337

**County:** Albany

**Subdivision Name:** Meadowdale Estates

**Category:** Residential

**New Construction:** 1

**Total Rooms:** 13

**Half baths:** 1 half bath

**MLS ID:** 202425006

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

**Days On Market:** 2

**Living Area sqft:** 1755

**Lot Size Acres:** 0 acres

**Type:** Townhouse

**Status:** Pending

**Bedrooms:** 3 beds

## Directions

**Directions:** Wade Road Extension or Route 155 to Hastings Drive, to Priddle Lane

## Building Details

**Construction Materials:** Stone, Vinyl Siding

**Garage:** 1

**Basement:** Full, Interior Entry, Unfinished

**Windows:** Double Pane Windows, Egress Window

**Patio & Porch:** Front Porch

**Garage Spaces:** 2

**Roof:** Asphalt, Shingle

**Doors:** Sliding Doors

## Interior Features

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

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** Solid Surface Counters, Walk-In Closet(s), Eat-in Kitchen, Kitchen Island

**Laundry Features:** Laundry Closet, Main Level

**Bathrooms Total:** 3

**Heating:** Forced Air, Natural Gas

**Appliances:** Dishwasher, Disposal, Electric Oven, Microwave, Range

**Fireplace Features:** Gas, Living Room

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

**Bathrooms Full:** 2



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## Exterior Features

**Parking:** Driveway, Garage Door Opener, Off Street, Paved    **Exterior Features:** Drive-Paved, Lighting

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

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## Amenities & Features

**Utilities:** Underground Utilities    **Sewer:** Public Sewer

**Water:** Public    **Electric:** 200+ Amp Service

**HOA Amenities:** None    **Security Features:** Prewired, Smoke Detector(s), Security System, Carbon Monoxide Detector(s)

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## Fees

**HOA Fee:** \$171    **HOA Fee Frequency:** Monthly

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

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## Financial

**Possession:** At Closing    **Special Listing Conditions:** Required Reg Policy, Standard

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## School Information

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

