



\$325,000

406 KELLY CIRCLE, GUILDERLAND, NY 12009

<https://fallatigroup.com>

Welcome to Brandle Meadows, a highly sought after 55+ community, located in Altamont, a serene and peaceful setting across from the beautiful Helderberg Escarpment. This second floor gem offers 2 spacious bedrooms and 2 full baths. The open concept design is perfect for entertaining. The one car detached garage is just outside and has shelving . Take advantage of the swimming pool, attractive clubhouse, fitness center, fire pit, gardens, nature trails, a pond and a gazebo. One dog under 30 pounds is allowed. Cats are allowed. Come and enjoy all that Brandle Meadows has to offer and the best asset, the residents are the BEST!

- 2 beds
- 2 baths
- Condominium
- Residential
- Active

Basics



Date added: Added 3 months ago
List Office Name: Venture Fox Realty Group LLC
List Agent Office Phone: 518-542-4384
County: Albany
Lot Size Acres: 0.03 acres
Type: Condominium
Total Rooms: 6
Bathrooms: 2 baths
Year built: 2008

MLS ID: 202614497
List Agent Email: jmcgovern@venturefoxrealty.com
Days On Market: 1
Living Area sqft: 1509
Category: Residential
Status: Active
Bedrooms: 2 beds
Half baths: 0 half baths

Directions

Directions: RT. 146 into Altamont, take a left onto Brandle Road, follow to Brandle Meadows, take a left in and follow to the left for bldg. 4

Building Details

Construction Materials: Vinyl Siding

Garage: 1

Basement: Slab

Windows: Window Coverings, Aluminum Frames, Curtain Rods

Architectural Style: Condominium Unit

Fencing: None

Patio & Porch: Side Porch, Covered, Front Porch

Garage Spaces: 1

Roof: Asphalt

Property Condition: Updated/Remodeled

Doors: Sliding Doors

Senior Community: 1

Interior Features



Floor Covering: Carpet, Vinyl

Cooling: Central Air

Interior Features: High Speed Internet, Walk-In Closet(s), Cathedral Ceiling(s), Crown Molding, Eat-in Kitchen

Laundry Features: Laundry Room

Heating: Forced Air, Natural Gas

Appliances: Dishwasher, Electric Oven, Microwave, Range, Refrigerator, Washer/Dryer, Water Softener

Above Grade Finished Area Source: Tax Bill

Bathrooms Full: 2

Exterior Features

Parking: Detached, Garage Door Opener

Exterior Features: Drive-Paved, Garden, Gas Grill

Lot Size Units: Acres

Lot Size Area: 0.03

Lot Features: Rolling Slope, Sloped, Sprinklers In Front

View: Meadow

Amenities & Features

Utilities: Cable Connected **Sewer:** Public Sewer

Water: Public

Electric: 100 Amp Service

Pool Features: Indoor

HOA Amenities: Clubhouse, Recreation Facilities

Other Equipment: None

Security Features: Security Lights, Fire Sprinkler System, Carbon Monoxide Detector(s)

Fees

HOA Fee: \$365

HOA Fee Frequency: Monthly

HOA Fee Includes: Maintenance Grounds, Snow Removal

Financial



Possession: At Closing

Tax Annual Amount: \$3,203

Tax Lot: 406.000

Special Listing Conditions: No Disclosures

Tax Block: 3

Tax Tract: 37.00

School Information

High School: Guilderland

High School District: Guilderland

