



\$287,500

## 407 MALLARDS POND LANE, GUILDERLAND, NY 12303

<https://fallatigroup.com>

This exceptional luxury condo unit within the Guilderland School District has had an estimated \$65K-\$75K in recent updates! It's as close to new construction as possible! - Completely move in with all the luxury items already done for you! -All at an affordable price! Upgrades include high-end quality kitchen remodel appointed with custom granite counters, tiled backsplash, tiled flooring, stainless steel KitchenAid appliances, and quality cabinetry with pull-out shelving. Living Room, Dining Room & Den all have pristine condition chestnut flooring. Bathrooms and Laundry Room are all tiled. Two Spacious Bedrooms include a primary suite approx. 12 x 17 with walk-in closet and primary bath! Should a third bedroom be desired then the approx. 9x10 Den provides the perfect Flex Space, offering [...]

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



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## Basics

**Date added:** Added 4 days ago

**List Office Name:** Milanese Joe

**List Agent Office Phone:** 518-441-4023

**County:** Albany

**Lot Size Acres:** 0.03 acres

**Type:** Condominium

**Total Rooms:** 10

**Bathrooms:** 2 baths

**Year built:** 1997

**MLS ID:** 202614750

**List Agent Email:** jmilanese@yahoo.com

**Days On Market:** 2

**Living Area sqft:** 1257

**Category:** Residential

**Status:** Active

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

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## Directions

**Directions:** Western Ave (Route 20), To Carman Rd (Route 146), Right on to Mallards Pond Lane. Veer right of pond, 407 is second building on the right. Park in visitor's parking area. Garage #16 will be on your left. Unit 407 is accessed via sidewalk between 1st & 2nd building at rear courtyard entry.

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## Building Details

**Construction Materials:** Vinyl Siding

**Garage:** 1

**Basement:** None

**Windows:** Double Pane Windows

**Architectural Style:** Condominium Unit

**Patio & Porch:** Deck

**Garage Spaces:** 1

**Roof:** Other, Rubber, Shingle

**Property Condition:** Updated/Remodeled

**Doors:** Atrium Door

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## Interior Features



**Floor Covering:** Hardwood, Tile

**Cooling:** Central Air

**Interior Features:** High Speed Internet, Walk-In Closet(s), Ceramic Tile Bath

**Laundry Features:** Laundry Room

**Heating:** Forced Air, Natural Gas

**Appliances:** Convection Oven, Dishwasher, Gas Water Heater, Microwave, Range, Refrigerator, Washer/Dryer

**Above Grade Finished Area Source:** CRS

**Bathrooms Full:** 2

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## Exterior Features

**Parking:** Detached, Other, Paved

**Lot Size Units:** Acres

**Lot Features:** Landscaped

**Exterior Features:** Drive-Paved

**Lot Size Area:** 0.03

**View:** Pond

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## Amenities & Features

**Sewer:** Public Sewer

**HOA Amenities:** None

**Water:** Public

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## Fees

**HOA Fee:** \$340

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

**HOA Fee Frequency:** Monthly

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## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$3,992

**Tax Lot:** 23.000

**Special Listing Conditions:** Standard

**Tax Block:** 1

**Tax Tract:** 27.11



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# School Information

**High School:** Guilderland

**High School District:** Guilderland

