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\$499,400

44 PRIDDLE LANE, COLONIE, NY 12110

<https://fallatigroup.com>

To Be Built. Meadowdale Estates is a maintenance free community very conveniently located in the Town of Colonie, proudly presented by Trojanski Custom Builders, and featuring outstanding amenities throughout such as a 9' basement, a first floor Primary Suite, granite & quartz selections, gas burning fireplace, tilt-in windows, engineered hardwood floors, soft close cabinetry, paver walkway, plus a large unfinished bonus room on the second floor that has the option to be finished as a second Primary Suite!! Enjoy the ease of maintenance free living at Meadowdale Estates! Photos may be different floor plans with various options. An agent is related to builder.

- 3 beds
- 3 baths
- Townhouse
- Residential
- Active

Basics



Date added: Added 3 months ago

MLS ID: 202612213

List Office Name: Sterling Real Estate Group

List Agent Email: CarlaAlvordRealEstate@gmail.com

List Agent Office Phone:
518-301-1337

Days On Market: 11

County: Albany

Living Area sqft: 1790

Subdivision Name: Meadowdale Estates

Lot Size Acres: 0.07 acres

Category: Residential

Type: Townhouse

New Construction: 1

Status: Active

Total Rooms: 12

Bedrooms: 3 beds

Bathrooms: 3 baths

Half baths: 1 half bath

Year built: 2025

Zoning: Multi Residence

Virtual Tour

Virtual Tour: <https://app.doaudiotours.com/branded?id=16110&lang=en-US>

Directions

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

Building Details

Construction Materials: Stone, Vinyl Siding

Patio & Porch: Front Porch

Garage: 1

Attached Garage: 1

Garage Spaces: 2

Basement: Full, Interior Entry, Unfinished

Roof: Asphalt, Shingle

Windows: Screens, Double Pane Windows, Egress Window

Doors: ENERGY STAR Qualified 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

Heating: Forced Air, Natural Gas

Appliances: Dishwasher, Disposal, Microwave, Range

Fireplace Features: Gas, Living Room

Above Grade Finished Area Source: Plans

Bathrooms Full: 2

Exterior Features

Parking: Attached, Driveway, Garage Door Opener, Off Street, Paved

Lot Size Units: Acres

Lot Features: Sprinklers In Front, Sprinklers In Rear, Landscaped

Exterior Features: Drive-Paved, Lighting

Lot Size Area: 0.07

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)

Fees

HOA Fee: \$220

HOA Fee Frequency: Monthly

HOA Fee Includes: Maintenance Grounds, Snow Removal



Financial

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

Tax Block: 3 **Tax Lot:** 11.2

Tax Tract: 30.02

School Information

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

