



\$1,599,900

## 44 TURNER LANE, COLONIE, NY 12211

<https://fallatigroup.com>

48 HR contingency. This architecturally stunning, one-level luxury residence combines timeless sophistication with the finest craftsmanship and finishes throughout. An extremely rare opportunity for the most discerning buyer. Constructed by Loudonville's premier builder with remarkable attention to detail. The home's appeal begins with a sweeping circular drive that leads to a dramatic front entrance. Bluestone steps ascend to a grand portico that welcomes you inside. Center foyer with a sparkling marble floor. Intricate moldings, and designer features throughout set an impressive tone. The formal living and dining rooms are designed with entertaining in mind. Zuber wallpaper. The gourmet kitchen is a chef's dream—anchored by a spacious island and equipped with Wolf, Dacor, Bosch, Summit, and Sub-Zero appliances. The adjoining great room captivates [...]

- 4 beds
- 4 baths
- Single Family Residence
- Residential
- Pending

### Basics



**Date added:** Added 5 months ago  
**List Office Name:** Howard Hanna Capital Inc  
**List Agent Office Phone:** 518-852-1315  
**County:** Albany  
**Lot Size Acres:** 1.7 acres  
**Type:** Single Family Residence  
**Total Rooms:** 17  
**Bathrooms:** 4 baths  
**Year built:** 2005

**MLS ID:** 202527551  
**List Agent Email:** stevenjgirvin@gmail.com  
**Days On Market:** 116  
**Living Area sqft:** 3726  
**Category:** Residential  
**Status:** Pending  
**Bedrooms:** 4 beds  
**Half baths:** 1 half bath  
**Zoning:** Single Residence

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## Directions

**Directions:** Loudon Road to Turner Lane OR Schuyler Road to Turner Lane

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## Building Details

**Construction Materials:** Brick

**Garage:** 1

**Garage Spaces:** 3

**Roof:** Asphalt

**Architectural Style:** Custom, Ranch

**Patio & Porch:** Other, Rear Porch, Covered

**Attached Garage:** 1

**Basement:** Finished, Heated, Unfinished

**Windows:** Window Treatments, Blinds, Curtain Rods, Double Pane Windows, Drapes, Egress Window, Garden Window(s)

**Doors:** Atrium Door, Sliding Doors

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## Interior Features



**Floor Covering:** Carpet, Ceramic Tile, Hardwood, Marble, Tile

**Cooling:** Central Air

**Fireplace:** 2

**Interior Features:** High Speed Internet, Solid Surface Counters, Tray Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound, Built-in Features, Cathedral Ceiling(s), Chair Rail, Crown Molding, Eat-in Kitchen, Kitchen Island

**Laundry Features:** Laundry Room, Main Level

**Heating:** Forced Air, Radiant Floor

**Appliances:** Ice Maker, Other, Built-In Electric Oven, Dishwasher, Disposal, Down Draft, Gas Water Heater, Humidifier, Microwave, Refrigerator, Washer/Dryer, Wine Cooler

**Fireplace Features:** Electric, Family Room, Living Room, Wood Burning

**Above Grade Finished Area Source:** CRS

**Bathrooms Full:** 3

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## Exterior Features

**Parking:** Attached, Circular Driveway, Driveway, Garage Door Opener, Heated Garage, Off Street, Other, Paved, Stone

**Lot Size Units:** Acres

**Lot Features:** Other, Secluded, Level, Private, Road Frontage, Sloped, Sprinklers In Front, Sprinklers In Rear, Garden, Landscaped

**Exterior Features:** Drive-Paved, Garden, Lighting

**Lot Size Area:** 1.7

**View:** Other, Garden

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## Amenities & Features

**Utilities:** Cable Connected, Underground Utilities

**Water:** Public

**Spa:** Jet Tub

**Sewer:** Public Sewer

**Electric:** 200+ Amp Service, Circuit Breakers

**Security Features:** Smoke Detector(s), Security System, Carbon Monoxide Detector(s)

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## Financial



**Special Listing Conditions:** 48 Hour Contingency

**Tax Annual Amount:** \$26,653.93

**Tax Block:** 2

**Tax Lot:** 14.003

**Tax Tract:** 43.02

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## School Information

**High School:** Shaker HS

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

