



**\$650,000**

## **5 AVALLON WAY, GUILDERLAND, NY 12009**

<https://fallatigroup.com>

Magnificent colonial with 3-car garage, 2 story great room with gas fireplace. First floor bedroom with ensuite! 3 additional bedrooms and full bath on second floor. Open foyer overlooks the great room Hardwood floors and carpet throughout. Large eat-in kitchen fully appliances. Mud room/Laundry room on first floor includes washer and dryer. Den on first floor plus half bath. Beautiful grounds with forever wild behind deck and porch.

- 4 beds
- 3 baths
- Single Family Residence
- Residential
- Active

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### **Basics**



**Date added:** Added 15 hours ago  
**List Office Name:** Berkshire Hathaway Home Services Blake  
**List Agent Office Phone:** 518-225-1131  
**Living Area sqft:** 2865  
**Category:** Residential  
**Status:** Active  
**Bedrooms:** 4 beds  
**Half baths:** 1 half bath

**MLS ID:** 202615337  
**List Agent Email:** pmangini@bhhsblake.com  
**County:** Albany  
**Lot Size Acres:** 1 acres  
**Type:** Single Family Residence  
**Total Rooms:** 11  
**Bathrooms:** 3 baths  
**Year built:** 2002

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## Directions

**Directions:** Western Av (Rt 20) to Avaollon Way. Property may show up in GPS as 5 Avalon Way.

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## Building Details

**Construction Materials:** Brick, Vinyl Siding

**Garage:** 1

**Basement:** Exterior Entry, Unfinished

**Windows:** Low Emissivity Windows, Screens, Shutters, Blinds

**Doors:** Atrium Door, Sliding Doors

**Patio & Porch:** Rear Porch, Composite Deck, Porch

**Garage Spaces:** 3

**Roof:** Asphalt, Shingle

**Architectural Style:** Colonial

**Fencing:** None

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## Interior Features



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

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** Other, Grinder Pump, High Speed Internet, Vaulted Ceiling(s), Walk-In Closet(s), Ceramic Tile Bath, Chair Rail, Crown Molding, Eat-in Kitchen, Kitchen Island, Built-in Features

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

**Heating:** Forced Air, Natural Gas

**Appliances:** Ice Maker, Dishwasher, Disposal, Electric Oven, Humidifier, Microwave, Refrigerator, Washer/Dryer

**Fireplace Features:** Family Room, Gas

**Above Grade Finished Area Source:** CRS

**Bathrooms Full:** 2

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## Exterior Features

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

**Lot Size Units:** Acres

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

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

**Lot Size Area:** 1

**View:** Trees/Woods

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## Amenities & Features

**Utilities:** Cable Available

**Sewer:** Public Sewer

**Water:** Public

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

**Other Equipment:** Grinder Pump

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

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## Financial

**Possession:** Close Plus 3 to 5 Days

**Special Listing Conditions:** Standard

**Tax Annual Amount:** \$13,828

**Tax Block:** 1

**Tax Lot:** 37

**Tax Tract:** 39.00



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# School Information

**Elementary School:** Lynnwood

**High School District:** Guilderland

**High School:** Guilderland

