



\$477,400

## 52 PRIDDLE LANE, COLONIE, NY 12110

<https://fallatigroup.com>

To Be Built. Welcome Home to Meadowdale Estates, a maintenance free community very conveniently located in the Town of Colonie, proudly presented by Trojanski Custom Builders, featuring outstanding amenities throughout such as a 9' finishable basement with egress window, granite and quartz selections, soft close cabinetry w/dovetail drawers, a gas burning fireplace, wide plank engineered hardwood or LVP floors, a first floor Primary Suite, plus a paver walkway! The Upstairs unfinished bonus room can also be finished off as an Option, if you choose to, to provide both first and second floor Primary Suites! Enjoy maintenance free living at Meadowdale Estates! Photos are for reference purposes only with varying floor plans and features. Agent related to builder.

- 3 beds
- 3 baths
- Townhouse
- Residential
- Pending

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## Basics



**Date added:** Added 2 years ago

**MLS ID:** 202417975

**List Office Name:** Sterling Real Estate Group

**List Agent Email:** CarlaAlvordRealEstate@gmail.com

**List Agent Office Phone:**  
518-301-1337

**Days On Market:** 24

**County:** Albany

**Living Area sqft:** 1755

**Lot Size Acres:** 0 acres

**Category:** Residential

**Type:** Townhouse

**New Construction:** 1

**Status:** Pending

**Total Rooms:** 13

**Bedrooms:** 3 beds

**Bathrooms:** 3 baths

**Half baths:** 1 half bath

**Year built:** 2025

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## Directions

**Directions:** Route 155 to Hastings Drive, to Priddle Lane

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## Building Details

**Construction Materials:** Stone, Vinyl Siding

**Patio & Porch:** Porch

**Garage:** 1

**Garage Spaces:** 2

**Basement:** Full, Interior Entry, Unfinished

**Roof:** Asphalt, Shingle

**Windows:** Double Pane Windows, Egress Window

**Doors:** Sliding Doors

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## 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

**Bathrooms Total:** 3

**Heating:** Forced Air, Natural Gas

**Appliances:** Dishwasher, Disposal, Electric Oven, Microwave, Range

**Fireplace Features:** Gas, Living Room

**Above Grade Finished Area Source:** Public Records

**Bathrooms Full:** 2

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## Exterior Features

**Parking:** Driveway, Garage Door Opener, Off Street, Paved **Exterior Features:** Drive-Paved, Lighting

**Lot Features:** Level, Sprinklers In Front, Landscaped

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## 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)

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## Fees

**HOA Fee:** \$171

**HOA Fee Frequency:** Monthly

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

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## Additional



**Buyer Agency Compensation:** 0.00

**Sub Agency  
Compensation:** 0.00

**Compensation Disclaimer:** The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

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## Financial

**Possession:** At Closing

**Special Listing Conditions:** Required Reg Policy

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## School Information

**High School:** Shaker HS

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

