



\$599,900

53 WARDLEY CIRCLE, COLONIE, NY 12047

<https://fallatigroup.com>

This award-winning Estate Series, Builder's Model Condo Located in desirable Canterbury Crossing will simplify your life! With the benefits of one-level & low maintenance living, this elegantly appointed 2+BR, 2BA & 1,800+ SF luxurious Amedore Logan style home awaits today's sophisticated buyer! Tasteful designer finishes, upgrades & extraordinary features include: gourmet kitchen with quartz counters & SS appliances, stunning tile gas fireplace, custom ceiling & wall moldings, new enclosed sun porch, electric car charger, custom blinds, luxury LVP flooring and so much more! Abundant natural light. Fabulous floor plan. Fantastic location and walkable neighborhood in sought after North Colonie Schools.

- 2 beds
- Condominium
- Residential
- Active

Basics



Date added: Added 2 months ago

List Office Name: Howard Hanna Capital Inc

List Agent Office Phone: 518-852-1315

County: Albany

Subdivision Name: Canterbury Crossing Estate

Category: Residential

Status: Active

Bedrooms: 2 beds

Year built: 2021

MLS ID: 202516938

List Agent Email: stevenjgirvin@gmail.com

Days On Market: 53

Living Area sqft: 1836

Lot Size Acres: 0.01 acres

Type: Condominium

Total Rooms: 12

Half baths: 0 half baths

Zoning: Single Residence

Directions

Directions: Route 9 to Preston Drive. Go straight through traffic circle. Turn right on Wardley Circle

Building Details

Construction Materials: Stone, Vinyl Siding

Garage: 1

Garage Spaces: 2

Roof: Asphalt

Property Condition: Updated/Remodeled

Doors: Sliding Doors

Patio & Porch: Rear Porch, Covered, Enclosed

Attached Garage: 1

Basement: Slab

Windows: Screens, Blinds, Double Pane Windows, Drapes

Architectural Style: Condominium Unit

Interior Features



Floor Covering: Carpet, Vinyl

Cooling: Central Air

Fireplace: 1

Interior Features: High Speed Internet, Solid Surface Counters, Walk-In Closet(s), Wall Paneling, Ceramic Tile Bath, Crown Molding, Eat-in Kitchen, Kitchen Island

Laundry Features: Laundry Room, Main Level

Bathrooms Total: 2

Heating: Forced Air, Humidity Control, Natural Gas

Appliances: Ice Maker, Convection Oven, Dishwasher, Disposal, Microwave, Range, Range Hood, Refrigerator, Tankless Water Heater, Washer/Dryer

Fireplace Features: Living Room

Above Grade Finished Area Source: CRS

Bathrooms Full: 2

Exterior Features

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

Lot Size Units: Acres

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

Exterior Features: Drive-Paved, Garden, Lighting

Lot Size Area: 0.01

View: Pond

Amenities & Features

Sewer: Public Sewer

Electric: Circuit Breakers

Other Equipment: Dehumidifier

Water: Public

HOA Amenities: None

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

Fees



HOA Fee: \$234.56

HOA Fee Frequency:
Monthly

HOA Fee Includes: Insurance, Maintenance Grounds, Maintenance
Structure, Snow Removal

Financial

Possession: At Closing

Special Listing Conditions: Standard

Tax Annual Amount: \$6,876.08

Tax Block: 4

Tax Lot: 35.000

Tax Tract: 9.04

School Information

Elementary School: Boght Hills ES

High School: Shaker HS

High School District: North Colonie (including Maplewood)

