



\$629,900

55 WARDLEY CIRCLE, COLONIE, NY 12047

<https://fallatigroup.com>

Stunning, spacious & professionally designed former builder's model condo in desirable and convenient Canterbury Crossing! This Amedore Estate Series maintenance-free 3Br, 3BA 2nd floor unit offers over 2,500sf of fabulous living space! Dramatic 2-story foyer with room for an elevator. Open, bright and airy great room creates a casual elegant feel! Lovely upgrades throughout! Custom gourmet kitchen with striking island. Dining area for formal or informal gatherings. Handsome gas fireplace. Bright sunroom with 12' sliders. Serene primary suite with beautiful bath. 2nd bedroom with adjacent hall bath. 3rd bedroom suite is tucked away from other bedrooms. Hidden laundry room. Impeccably maintained corner unit with 2 garage with electric car charger. Sought after North Colonie Schools

- 3 beds
- 3 baths
- Condominium
- Residential
- Active

Basics



Date added: Added 2 months ago

List Office Name: Howard Hanna Capital Inc

List Agent Office Phone: 518-852-1315

Living Area sqft: 2574

Category: Residential

Status: Active

Bedrooms: 3 beds

Half baths: 0 half baths

MLS ID: 202521280

List Agent Email: stevenjgirvin@gmail.com

County: Albany

Lot Size Acres: 0.01 acres

Type: Condominium

Total Rooms: 12

Bathrooms: 3 baths

Year built: 2021

Directions

Directions: Route 9 to Preston Drive, right on Wardley.

Building Details

Construction Materials: Stone, Vinyl Siding

Garage: 1

Garage Spaces: 2

Roof: Asphalt

Architectural Style: Condominium Unit

Patio & Porch: Rear Porch, Screened, Covered, Enclosed, Glass Enclosed

Attached Garage: 1

Basement: Slab

Windows: Screens, Blinds, Double Pane Windows, Drapes

Doors: Sliding Doors

Interior Features



Floor Covering: Carpet, Ceramic Tile, 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, Built-in Features

Laundry Features: Electric Dryer Hookup, Laundry Room, Upper Level, Washer Hookup

Heating: Forced Air, Humidity Control, Natural Gas

Appliances: Dishwasher, Disposal, Humidifier, Microwave, Oven, Range, Refrigerator, Tankless Water Heater, Washer/Dryer

Fireplace Features: Gas, Living Room

Above Grade Finished Area Source: Plans

Bathrooms Full: 3

Exterior Features

Parking: Attached, Driveway, Garage Door Opener, Paved

Lot Size Units: Acres

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

Exterior Features: Drive-Paved, Garden, Lighting

Lot Size Area: 0.01

View: Pond

Amenities & Features

Utilities: Cable Connected, Underground Utilities

Water: Public

HOA Amenities: None

Sewer: Public Sewer

Electric: Underground, 150 Amp Service, Circuit Breakers

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

Fees



HOA Fee: \$235

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: \$7,282.03

Tax Block: 4

Tax Lot: 35.000

Tax Tract: 9.04

School Information

High School: Shaker HS

High School District: North Colonie (including Maplewood)

