



\$723,790

## 6 WEDGEWOOD DRIVE, COLONIE, NY 12211

<https://fallatigroup.com>

Build your dream home in the award-winning North Colonie School District! This to-be-built 3-bedroom, 2.5-bath home plus office or 3rd bedroom with 2,720 sq ft of thoughtfully designed living space on a generous .41-acre lot. Features include a spacious living room with a gas fireplace, formal dining room, and a dedicated home office—perfect for today’s needs. Located close to The Crossings, major retail shopping, and Albany Airport. Customize your finishes and create the perfect home in a prime location! See Standard Features Document for details and allowances. There are 2 lots (4 & 6 Wedgewood Dr) available. Bring your own plans or design your home with Krug Homes.

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

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## Basics



**Date added:** Added 11 months ago  
**List Office Name:** REMAX Solutions  
**Days On Market:** 251  
**Living Area sqft:** 2720  
**Lot Size Dimensions:** 80'x225' Approx  
**Type:** Single Family Residence  
**Status:** Pending  
**Bedrooms:** 3 beds  
**Half baths:** 1 half bath

**MLS ID:** 202520778  
**List Agent Email:** fgbruno@aol.com  
**County:** Albany  
**Lot Size Acres:** 0.41 acres  
**Category:** Residential  
**New Construction:** 1  
**Total Rooms:** 12  
**Bathrooms:** 3 baths

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## Virtual Tour

**Virtual Tour:** <https://app.doaudiotours.com/branded?id=16378&lang=en-US>

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## Directions

**Directions:** Albany Shaker Rd to Wedgewood Dr

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## Building Details

**Construction Materials:** Vinyl Siding  
**Garage:** 1  
**Garage Spaces:** 2  
**Roof:** Asphalt, Shingle  
**Fencing:** None

**Patio & Porch:** Covered, Front Porch  
**Attached Garage:** 1  
**Basement:** Full  
**Architectural Style:** Colonial, Custom

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## Interior Features



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

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** Walk-In Closet(s), Ceramic Tile Bath, Kitchen Island

**Laundry Features:** Laundry Room, Upper Level

**Bathrooms Total:** 2

**Heating:** Forced Air, Natural Gas

**Appliances:** Other

**Fireplace Features:** Gas, Living Room

**Above Grade Finished Area Source:** Builder

**Bathrooms Full:** 2

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## Exterior Features

**Parking:** Attached, Driveway, Garage Door Opener, Paved

**Lot Size Units:** Acres

**Lot Features:** Level, Cleared

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

**Lot Size Area:** 0.41

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## Amenities & Features

**Sewer:** Public Sewer

**Electric:** 200+ Amp Service

**Water:** Public

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## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$11,500

**Tax Lot:** 26.005

**Special Listing Conditions:** Standard

**Tax Block:** 3

**Tax Tract:** 54.05

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## School Information

**Elementary School:** Loudonville ES

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

**High School:** Shaker HS

