



**\$489,900**

## **601 VLY POINTE DRIVE, NISKAYUNA, NY 12309**

<https://fallatigroup.com>

Open Sunday 1-3p Beautiful and spacious, this large 2-bedroom, 2 full bath, new construction condominium in the heart of Niskayuna features a granite, center island and upgraded s/s appliances in the kitchen. Hardwood floors run throughout the open living area and the lavastone fireplace is simply stunning. The primary suite includes a large walk-in closet and bathroom featuring an oversized shower with detailed stonework. The home also includes an attached 2-car garage and a huge, walk-out basement.

- 2 beds
- 2 baths
- Condominium
- Residential
- Active

### **Basics**



**Date added:** Added 2 months ago

**List Office Name:** Gucciardo Real Estate LLC

**List Agent Office Phone:** 518-275-6466

**County:** Schenectady

**Subdivision Name:** Vly Pointe

**Category:** Residential

**New Construction:** 1

**Total Rooms:** 8

**Bathrooms:** 2 baths

**Year built:** 2024

**MLS ID:** 202518217

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

**Days On Market:** 61

**Living Area sqft:** 1640

**Lot Size Acres:** 0 acres

**Type:** Condominium

**Status:** Active

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

## Directions

**Directions:** Route 7 to Vly Pointe Drive

## Building Details

**Construction Materials:** Brick, Vinyl Siding

**Garage:** 1

**Garage Spaces:** 2

**Roof:** Asphalt

**Architectural Style:** Condominium Unit

**Patio & Porch:** Composite Deck

**Attached Garage:** 1

**Basement:** Full, Unfinished, Walk-Out Access

**Windows:** Screens, Insulated Windows

**Doors:** Sliding Doors

## Interior Features



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

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** High Speed Internet, Walk-In Closet(s), Kitchen Island

**Laundry Features:** Electric Dryer Hookup, Main Level, Washer Hookup

**Bathrooms Total:** 2

**Heating:** Forced Air, Natural Gas

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

**Fireplace Features:** Electric

**Above Grade Finished Area Source:** Builder

**Bathrooms Full:** 2

## Exterior Features

**Parking:** Attached, Driveway, Garage Door Opener, Off Street, Paved, Storage, Tandem

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

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

**View:** None

## Amenities & Features

**Utilities:** Cable Available, Underground Utilities

**Water:** Public

**HOA Amenities:** None

**Sewer:** Public Sewer

**Accessibility Features:** Accessible Approach with Ramp

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

## Fees

**HOA Fee:** \$335

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

**HOA Fee Frequency:** Monthly



---

# Financial

**Possession:** At Closing

**Special Listing Conditions:** Standard

**Tax Annual Amount:** \$10,500

---

# School Information

**High School:** Niskayuna

**High School District:** Niskayuna

