



**\$499,400**

## **61 PRIDDLE LANE, COLONIE, NY 12110**

<https://fallatigroup.com>

To Be Built. Meadowdale Estates is a maintenance free community conveniently located in the Town of Colonie, proudly presented by Trojanski Custom Builders, and featuring outstanding amenities throughout such as a 9' basement, a first floor Primary Suite, granite & quartz selections, gas burning fireplace, tilt-in windows, engineered hardwood floors, soft close cabinetry, paver walkway, plus a large unfinished bonus room on the second floor that has the option to be finished as a second Primary Suite! Enjoy the ease of maintenance free living at Meadowdale Estates! Photos may be different floor plans with various options. An agent is related to builder.

- 3 beds
- 3 baths
- Townhouse
- Residential
- Active

### **Basics**



**Date added:** Added 2 months ago

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

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

**Living Area sqft:** 1790

**Lot Size Acres:** 0.07 acres

**Type:** Townhouse

**Status:** Active

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**MLS ID:** 202530141

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

**County:** Albany

**Subdivision Name:** Meadowdale Estates

**Category:** Residential

**New Construction:** 1

**Total Rooms:** 12

**Bathrooms:** 3 baths

**Zoning:** Multi Residence

## Directions

**Directions:** Route 155 or Wade Road Extension to Hastings Drive, to Priddle Lane

## Building Details

**Construction Materials:** Stone, Vinyl Siding

**Garage:** 1

**Garage Spaces:** 2

**Roof:** Asphalt, Shingle

**Doors:** ENERGY STAR Qualified Doors, Sliding Doors

**Patio & Porch:** Front Porch

**Attached Garage:** 1

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

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

## 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

**Heating:** Forced Air, Natural Gas

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

**Fireplace Features:** Gas, Living Room

**Above Grade Finished Area Source:** Plans

**Bathrooms Full:** 2

## Exterior Features

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

**Lot Size Units:** Acres

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

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

**Lot Size Area:** 0.07

## Amenities & Features

**Utilities:** Underground Utilities

**Water:** Public

**HOA Amenities:** None

**Sewer:** Public Sewer

**Electric:** 200+ Amp Service

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

## Fees

**HOA Fee:** \$220

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

**HOA Fee Frequency:** Monthly

## Financial



**Possession:** At Closing **Special Listing Conditions:** Required Reg Policy, Standard

**Tax Block:** 3 **Tax Lot:** 22.2

**Tax Tract:** 30.02

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## School Information

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

