



**\$486,400**

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

<https://fallatigroup.com>

To Be Built. Welcome to Meadowdale Estates, a maintenance free community conveniently located in the Town of Colonie, presented by Trojanski Custom Builders and featuring amenities such as full 9' finishable basement w/egress window, granite and quartz selections for your kitchen, gas burning fireplace in the Great Room, wide plank engineered hardwood floors, a first floor Primary Suite and paver walkway! Enjoy the ease of maintenance free living at Meadowdale Estates! Agent related to builder.

- 3 beds
- Single Family Residence
- Residential
- Pending

### **Basics**



**Date added:** Added 7 months ago  
**List Office Name:** Sterling Real Estate Group  
**List Agent Office Phone:** 518-616-8428  
**County:** Albany  
**Lot Size Acres:** 0 acres  
**Type:** Single Family Residence  
**Status:** Pending  
**Bedrooms:** 3 beds  
**Zoning:** Multi Residence

**MLS ID:** 202426394  
**List Agent Email:** sarah@trojanskibuilders.com  
**Days On Market:** 5  
**Living Area sqft:** 1778  
**Category:** Residential  
**New Construction:** 1  
**Total Rooms:** 12  
**Half baths:** 1 half bath

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## Directions

**Directions:** From Exit 5 of I-87 Adirondack Northway, head West on Route 155. Meadowdale Estates is on the right hand side.

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## Building Details

**Construction Materials:** Stone, Vinyl Siding

**Garage:** 1

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

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

**Patio & Porch:** Porch

**Garage Spaces:** 2

**Roof:** Asphalt, Shingle

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

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## Interior Features



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

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** High Speed Internet, Solid Surface Counters, Walk-In Closet(s), Eat-in Kitchen, Kitchen Island

**Laundry Features:** Laundry Closet, Main Level

**Bathrooms Total:** 3

**Heating:** Forced Air, Natural Gas

**Appliances:** Built-In Electric Oven, Dishwasher, Disposal, Electric Oven, Electric Water Heater, Microwave

**Fireplace Features:** Gas, Living Room

**Above Grade Finished Area Source:** Public Records

**Bathrooms Full:** 2

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## Exterior Features

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

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

**Lot Features:** Level, Sprinklers In Front, Sprinklers In Rear **View:** None

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## Amenities & Features

**Utilities:** Underground Utilities **Sewer:** Public Sewer

**Water:** Public

**Electric:** 200+ Amp Service

**HOA Amenities:** None

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

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## Fees

**HOA Fee:** \$171

**HOA Fee Frequency:** Monthly

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

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## Financial



**Possession:** At Closing

**Special Listing Conditions:** Required Reg Policy

**Tax Block:** 3

**Tax Lot:** 22.3

**Tax Tract:** 30.2

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## School Information

**High School:** Shaker HS

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

