



**\$459,000**

## **7 JOY DRIVE, COLONIE, NY 12211**

<https://fallatigroup.com>

This exquisitely maintained residence boasts numerous upgrades that enhance its charm and functionality. The gourmet kitchen features top-of-the-line appliances and seamlessly flows into a spacious dining area, perfect for gatherings. The home includes two newly renovated bathrooms and an expansive two-car garage. Radiant floor heating ensures cozy comfort with minimal energy costs, and the roof is only 18 months old. The oversized backyard is a private retreat, complete with a gated garden and vibrant perennial flowers. Ideal for a growing family, the property offers a generous family room highlighted by a stunning stone fireplace. Throughout the home, you'll find elegant oak doors and a mix of hardwood and luxury vinyl tile flooring, adding a touch of sophistication to every room.

- 4 beds
- Single Family Residence
- Residential
- Active

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### **Basics**



**Date added:** Added 2 months ago

**List Office Name:** Howard Hanna

**List Agent Office Phone:** 518-527-9720

**County:** Albany

**Lot Size Acres:** 0.33 acres

**Type:** Single Family Residence

**Total Rooms:** 10

**Half baths:** 0 half baths

**MLS ID:** 202424482

**List Agent Email:** susancerone@howardhanna.com

**Days On Market:** 1

**Living Area sqft:** 2408

**Category:** Residential

**Status:** Active

**Bedrooms:** 4 beds

**Year built:** 1965

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## Directions

**Directions:** Albany Shaker Rd to a left onto James Dr, bear right onto Joy, property is on the right

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## Building Details

**Construction Materials:** Vinyl Siding

**Garage Spaces:** 2

**Architectural Style:** Raised Ranch

**Garage:** 1

**Basement:** Finished

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## Interior Features

**Floor Covering:** Ceramic Tile, Hardwood, Laminate, Tile

**Cooling:** Central Air

**Fireplace:** 1

**Above Grade Finished Area Source:** CRS

**Bathrooms Total:** 2

**Heating:** Radiant

**Appliances:** Dishwasher, Dryer, Electric Oven, ENERGY STAR Qualified Appliances, Gas Water Heater, Instant Hot Water, Range Hood, Refrigerator, Tankless Water Heater

**Fireplace Features:** Family Room, Wood Burning

**Bathrooms Full:** 2



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## Exterior Features

**Parking:** Garage Door Opener, Heated Garage, Paved

**Lot Size Units:** Acres

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

**Lot Size Area:** 0.33

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## Amenities & Features

**Sewer:** Public Sewer

**Water:** Public

**Electric:** 150 Amp Service

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## Financial

**Special Listing Conditions:** Standard

**Tax Annual Amount:** \$6,025.60

**Tax Block:** 6

**Tax Lot:** 4.000

**Tax Tract:** 43.01

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## School Information

**High School:** Colonie Central HS

**High School District:** South Colonie

