



\$675,000

7 PROCTOR COURT, COLONIE, NY 12211

<https://fallatigroup.com>

Looking for a home that's special and unique? Charm and Personality plus are what separates this Steven English built Colonial from other homes. You'll love the open sunlit kitchen, center island, desk cabinets, storage galore, mud rm, 2 pantries, large windows, vaulted ceilings, all newer appliances beverage cooler, granite counters. Dramatic 2-story Albany brick double fireplace w/2-sided hearth, slate floor. Great location quiet. Cul de sac, private yard w/patio. 5-zone sprinklers. All generous size rooms main BR w/FP, oak hardwood 2 levels, fam room w/bump out bay. 2nd floor washer dryer closet. Brand NEW roof. finished area in basement w/fp, passive solar. over 3000SF. No Colonie schools. Extremely energy efficient. Many tech Upgrades incl built-in speakers, music & security system.

- 4 beds
- Single Family Residence
- Residential
- Pending

Basics



Date added: Added 1 month ago

List Office Name: Howard Hanna Capital Inc.

List Agent Office Phone: 518-495-9144

County: Albany

Lot Size Acres: 0.39 acres

Category: Residential

Status: Pending

Bedrooms: 4 beds

Year built: 1985

MLS ID: 202515573

List Agent Email: susan@sommershomes.com

Days On Market: 4

Living Area sqft: 3037

Lot Size Dimensions: 16988

Type: Single Family Residence

Total Rooms: 14

Half baths: 1 half bath

Zoning: Single Residence

Directions

Directions: Route 9 North to right on Turner to Right onto Proctor. 7 at end of Cul De Sac

Building Details

Construction Materials: Cedar, Clapboard

Garage: 1

Garage Spaces: 2

Roof: Asphalt

Architectural Style: Colonial

Patio & Porch: Patio

Attached Garage: 1

Basement: Finished, Full, Heated, Sump Pump, Unfinished

Property Condition: Updated/Remodeled

Fencing: None

Interior Features



Floor Covering: Ceramic Tile, Hardwood, Slate, Tile

Cooling: Central Air

Fireplace: 3

Interior Features: High Speed Internet, Paddle Fan, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound, Built-in Features, Central Vacuum, Ceramic Tile Bath, Dry Bar, Eat-in Kitchen, Kitchen Island

Laundry Features: Laundry Closet, Upper Level

Bathrooms Total: 3

Heating: Forced Air, Natural Gas, Passive Solar

Appliances: Ice Maker, Convection Oven, Cooktop, Dishwasher, Disposal, ENERGY STAR Qualified Appliances, Gas Oven, Gas Water Heater, Microwave, Refrigerator, Washer/Dryer, Wine Cooler

Fireplace Features: Electric, Basement, Bedroom, Family Room, Living Room

Above Grade Finished Area Source: CRS

Bathrooms Full: 2

Exterior Features

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

Lot Size Units: Acres

Lot Features: Level, Sprinklers In Front, Sprinklers In Rear, Cleared, Cul-De-Sac, Irregular Lot, Landscaped

Exterior Features: Drive-Paved, Lighting

Lot Size Area: 0.39

View: Trees/Woods

Amenities & Features

Utilities: Cable Connected

Water: Public

Other Equipment: Dehumidifier

Sewer: Public Sewer

Electric: 200+ Amp Service, Circuit Breakers

Security Features: Security Lights, Carbon Monoxide Detector(s), Closed Circuit Camera(s)

Financial



Possession: At Closing

Tax Annual Amount: \$10,421

Tax Lot: 58.23

Special Listing Conditions: Standard

Tax Block: .1

Tax Tract: 43.4

School Information

Elementary School: Southgate ES

High School: Shaker HS

High School District: North Colonie (including Maplewood)

