



\$519,000

## 70 ISLAND VIEW ROAD, COLONIE, NY 12047

<https://fallatigroup.com>

Welcome to this well-maintained 3-bedroom, 2.5-bath home situated on 2.43 acres located on a quiet dead-end street in the highly desirable North Colonie School District. This inviting home features an open floor plan and a spacious great room with vaulted ceilings—perfect for everyday living and entertaining. Stunning river views out your front windows and beautiful sunsets. The lower-level family room includes a custom bar, creating a great space to host friends and family. Relax in the bright glass-enclosed front porch or step outside to a private backyard complete with an outdoor fireplace and above-ground pool, ideal for summer gatherings and outdoor enjoyment. Conveniently located close to shopping, restaurants, and with easy access to I-87, this home offers comfort, space, and a fantastic [...]

- 3 beds
- 3 baths
- Single Family Residence
- Residential
- Pending

### Basics



**Date added:** Added 2 months ago  
**List Office Name:** Premier Property Group  
**List Agent Office Phone:** 518-928-9891  
**County:** Albany  
**Lot Size Acres:** 2.43 acres  
**Type:** Single Family Residence  
**Total Rooms:** 12  
**Bathrooms:** 3 baths  
**Year built:** 1998

**MLS ID:** 202614181  
**List Agent Email:** priposa@crppg.com  
**Days On Market:** 23  
**Living Area sqft:** 1786  
**Category:** Residential  
**Status:** Pending  
**Bedrooms:** 3 beds  
**Half baths:** 1 half bath  
**Zoning:** Farm

---

## Directions

**Directions:** Route 9 to Boght Rd, right on Dunsbach Ferry to Left on Island View

---

## Building Details

<b>Construction Materials:</b> Vinyl Siding	<b>Patio &amp; Porch:</b> Deck, Enclosed, Front Porch, Patio
<b>Garage:</b> 1	<b>Garage Spaces:</b> 2
<b>Basement:</b> Partial, Unfinished	<b>Roof:</b> Shingle
<b>Property Condition:</b> Updated/Remodeled	<b>Architectural Style:</b> Custom
<b>Doors:</b> Sliding Doors	<b>Fencing:</b> Privacy

---

## Interior Features

<b>Floor Covering:</b> Vinyl, Wood	<b>Heating:</b> Baseboard, Oil, Pellet Stove
<b>Cooling:</b> None	<b>Appliances:</b> Dishwasher, Dryer, Electric Oven, Microwave, Refrigerator, Washer
<b>Fireplace:</b> 1	<b>Fireplace Features:</b> Family Room, Pellet Stove
<b>Interior Features:</b> Paddle Fan, Cathedral Ceiling(s)	<b>Above Grade Finished Area Source:</b> CRS
<b>Laundry Features:</b> Laundry Closet	<b>Bathrooms Full:</b> 2



---

## Exterior Features

**Parking:** Driveway, Garage Door Opener **Exterior Features:** Garden, Lighting, Storm Door(s)

**Lot Size Units:** Acres

**Lot Size Area:** 2.43

**Lot Features:** Private, Views

**View:** River

---

## Amenities & Features

**Utilities:** Cable Available

**Sewer:** Public Sewer

**Water:** Public

**Electric:** 150 Amp Service

**Pool Features:** Above Ground

**Waterfront Features:** Lake/River Across Rd

---

## Financial

**Possession:** At Closing

**Special Listing Conditions:** Standard

**Tax Annual Amount:** \$8,296

**Tax Block:** 2

**Tax Lot:** 24.021

**Tax Tract:** 9.01

---

## School Information

**Elementary School:** Boght Hills ES

**High School:** Shaker HS

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

