



**\$929,000**

## **76 TAMARACK LANE, COLONIE, NY 12309**

<https://fallatigroup.com>

New Price ! Immediate occupancy ! Why build when you can move right into this 7 yr young home with many upgrades. New Price ,.Located in the attractive Forest Hills in Niskayuna , the stately colonial features an oversize 1.06 acre level lot on a cul de sac that affords quiet privacy. Built in 2018 this home features a primary bedroom with large en suite tile bath with both soaking tub and separate shower and large walk in closet. Another of the 3 remaining bedrooms also features an en suite tile bath. The remaining two bedrooms share the hallway full tiled bath . On the first floor are a large foyer with a formal dining to the right and a living room [...]

- 4 beds
- 4 baths
- Single Family Residence
- Residential
- Active

### **Basics**



**Date added:** Added 5 days ago  
**List Office Name:** Flanagan Realty  
**List Agent Office Phone:** 518-369-8959  
**Living Area sqft:** 3400  
**Lot Size Acres:** 1.06 acres  
**Type:** Single Family Residence  
**Total Rooms:** 12  
**Bathrooms:** 4 baths  
**Year built:** 2018

**MLS ID:** 202611059  
**List Agent Email:** flanboat@yahoo.com  
**County:** Albany  
**Subdivision Name:** Forest Hills  
**Category:** Residential  
**Status:** Active  
**Bedrooms:** 4 beds  
**Half baths:** 1 half bath  
**Zoning:** Single Residence

## Virtual Tour

**Virtual Tour:** <https://iframe.videodelivery.net/dce02493a8416a0abf168c51a1f57fcd>

## Directions

**Directions:** GPS to 76 Tamarack Lane,

## Building Details

**Construction Materials:** Stone, Vinyl Siding

**Garage:** 1

**Garage Spaces:** 2

**Roof:** Asphalt

**Architectural Style:** Colonial

**Fencing:** Vinyl, Back Yard

**Patio & Porch:** Composite Deck

**Attached Garage:** 1

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

**Windows:** Window Coverings, Window Treatments, ENERGY STAR Qualified Windows

**Doors:** ENERGY STAR Qualified Doors



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## Interior Features

<b>Floor Covering:</b> Carpet, Hardwood, Tile	<b>Heating:</b> Forced Air, Humidity Control, Natural Gas
<b>Cooling:</b> Central Air	<b>Appliances:</b> Dishwasher, Electric Oven, ENERGY STAR Qualified Appliances, Microwave, Oven, Range, Range Hood, Refrigerator, Washer/Dryer, Wine Cooler
<b>Fireplace:</b> 1	<b>Fireplace Features:</b> Family Room
<b>Interior Features:</b> High Speed Internet, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Cathedral Ceiling(s), Ceramic Tile Bath, Chair Rail, Crown Molding, Dry Bar, Eat-in Kitchen, Kitchen Island	<b>Above Grade Finished Area Source:</b> Builder
<b>Laundry Features:</b> Laundry Room, Main Level, Washer Hookup	<b>Bathrooms Full:</b> 3

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## Exterior Features

<b>Parking:</b> Attached, Garage Door Opener, Off Street, Paved	<b>Exterior Features:</b> Drive-Paved
<b>Lot Size Units:</b> Acres	<b>Lot Size Area:</b> 1.06
<b>Lot Features:</b> Secluded, Level, Wooded, Cul-De-Sac, Landscaped	<b>View:</b> Trees/Woods

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## Amenities & Features

<b>Utilities:</b> Cable Available	<b>Sewer:</b> Public Sewer
<b>Water:</b> Public	<b>Electric:</b> 200+ Amp Service
<b>Spa:</b> Jet Tub	<b>HOA Amenities:</b> None
<b>Other Equipment:</b> Irrigation Equipment	<b>Security Features:</b> Smoke Detector(s), Security System, Security System Owned, Carbon Monoxide Detector(s)

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## Fees



HOA Fee: \$128

HOA Fee Frequency: Annually

HOA Fee Includes: Other

## Financial

Possession: At Closing

Tax Annual Amount: \$15,044.73

Tax Block: 3

Tax Lot: 74.000

Tax Tract: 17.02

## School Information

Elementary School: Saddlewood ES

High School: Colonie Central HS

High School District: South Colonie

