



\$359,000

802 HEATHER LANE, GUILDERLAND, NY 12009

<https://fallatigroup.com>

- 3 beds
- Condominium
- Residential
- Active

OPEN HOUSE Sat. 6/7 1-3 pm Soak in the spectacular views of the Helderberg Escarpment from this bright 2nd flr end-unit condo, walkable to the village of Altamont. An open floor plan w/soaring cathedral ceilings & oversized windows letting in plentiful natural light. The gourmet kitchen features granite counters, breakfast bar, SS appliances, extended-height cabinetry & pantry. Engineered hardwoods flow throughout the home, complemented by new window treatments, thoughtful upgrades & generous storage. A spacious primary suite offers a private retreat w/a full bath & walk-in closet. Step outside to 2 private decks overlooking a tranquil pond in the welcoming 55+ Brandle Meadows community. Enjoy amenities including a clubhouse w/library, gym & heated pool. Convenient detached 1-car garage



Basics

Date added: Added 1 week ago

List Office Name: Gabler Realty, LLC

List Agent Office Phone: 518-573-5635

County: Albany

Subdivision Name: Brandle Meadows

Category: Residential

Status: Active

Bedrooms: 3 beds

Year built: 2010

MLS ID: 202518167

List Agent Email: buyorsellwithchristy@gmail.com

Days On Market: 6

Living Area sqft: 1846

Lot Size Acres: 0.04 acres

Type: Condominium

Total Rooms: 8

Half baths: 0 half baths

Directions

Directions: Rt 146 to Altamont, left onto Brandle, left onto Heather Lane.

Building Details

Construction Materials: Vinyl Siding

Garage: 1

Basement: None

Windows: Screens, Window Treatments, Bay Window(s), Double Pane Windows, Drapes

Architectural Style: Condominium Unit

Patio & Porch: Waterfront Deck, Side Porch, Composite Deck, Deck, Porch

Garage Spaces: 1

Roof: Asphalt, Shingle

Property Condition: Updated/Remodeled

Doors: Sliding Doors, Storm Door(s)

Interior Features



Floor Covering: Carpet, Hardwood, Linoleum, Vinyl

Cooling: Central Air

Fireplace: 1

Interior Features: High Speed Internet, Paddle Fan, Walk-In Closet(s), Built-in Features, Cathedral Ceiling(s), Chair Rail, Kitchen Island

Laundry Features: Laundry Room, Main Level

Bathrooms Total: 2

Heating: Forced Air, Natural Gas

Appliances: Dishwasher, Gas Oven, Microwave, Range, Range Hood, Refrigerator, Washer/Dryer, Water Softener

Fireplace Features: Gas, Living Room

Above Grade Finished Area Source: Tax Bill

Bathrooms Full: 2

Exterior Features

Parking: Detached, Garage Door Opener, Paved

Lot Size Units: Acres

Lot Features: Level, Mountain(s), Views, Landscaped

Exterior Features: Lighting

Lot Size Area: 0.04

View: Meadow, Mountain(s), Pond, Trees/Woods

Amenities & Features

Utilities: Cable Available

Water: Public

Pool Features: In Ground, Outdoor Pool

HOA Amenities: Clubhouse, Recreation Facilities

Sewer: Public Sewer

Electric: 150 Amp Service

Accessibility Features: Accessible Full Bath, Accessible Hallway(s), Accessible Sidewalks

Security Features: Smoke Detector(s), Carbon Monoxide Detector(s)

Fees

HOA Fee: \$325

HOA Fee Includes: Insurance, Maintenance Grounds, Maintenance Structure, Snow Removal, Trash

HOA Fee Frequency: Monthly



Financial

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| Possession: At Closing | Special Listing Conditions: Standard |
| Tax Annual Amount: \$5,186 | Tax Block: 3 |
| Tax Lot: 802.000 | Tax Tract: 37.00 |

School Information

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| High School: Guilderland | High School District: Guilderland |
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