



Your Lake George Real Estate Experts!

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Global MLS

Listing courtesy of: Howard Hanna Capital Inc

MLS# - 202621652 - Price: \$779,900

3 Britton Way, Watervliet, NY

Description: Welcome to this exceptional home in highly sought-after North Ridge Hollow one of Colonie's most desirable neighborhoods! Offering 2490 sq ft + professionally finished 780 sq ft walk-out basement, this 3-bed, 3.5-bath home is located in award-winning North Colonie School District. Upgraded 10' ceilings, hardwood floors on 1st floor, designer lighting & sophisticated architectural details. A flexible 1st-floor office w/ convenient access to full bath makes it an ideal guest room/potential 4th bedroom. Elegant dining room showcases tray ceiling, chair rail, wallpaper accents & plantation shutters, while butler's pantry offers additional cabinetry, tile backsplash & stylish chandelier. Gourmet kitchen features granite counters, center island w/ sink & pendant lighting, SS appliances & reverse osmosis water system. Adjoining living room is highlighted by gas fireplace w/ marble surround. Beautifully appointed laundry/mudroom includes built-ins, custom walnut countertops, slide-out storage drawers & hexagonal tile floors. An oversized primary suite offers Hunter Douglas shutters, spacious walk-in closet & luxurious bath w/ granite countertops, soaking tub, glass-enclosed tile shower & recessed lighting. 2 additional bedrooms feature walk-in closets, shutters, paddle fans & designer lighting. Upper landing provides bright homework/study area. Finished walk-out basement boasts 9' ceilings, gas fireplace w/ stacked stone surround, kitchenette, half bath w/ space to add a shower & abundant storage. Outside, enjoy your own private retreat w/ Gallivan landscaping, Trex front porch, paver patio, fenced yard, hot tub & Concord-built heated saltwater pool w/ slide, new pump, liner & cover (2025), plus transferable lifetime structural warranty. Conveniently located just minutes from Albany International Airport, I-87, I-787, Wolf Rd, Latham Farms, Colonie Center & downtown Albany, this meticulously maintained home offers luxury, comfort & an unbeatable loc

Property Features

Acres: 0.29

Below Ground Square Feet: 780

Property Type: Residential

Bathrooms: 3 Full

Estimated Taxes: \$12,416

Sewer: Public Sewer

Garage: 2

Basement: Exterior Entry, Finished, Full, Heated, Interior Entry, Sump Pump, Walk-Out Access

Exterior Features: Drive-Paved, Garden, Lighting

Cooling: Central Air

Interior Features: Paddle Fan, Solid Surface Counters, Tray Ceiling(s), Walk-In Closet(s), Built-in Features, Ceramic Tile Bath, Chair Rail, Crown Molding, Eat-in Kitchen, Kitchen Island

Above Ground Square Feet: 2490

Town: Colonie

Bedrooms: 3

School District: North Colonie (including Maplewood)

Water: Public

Heat: Forced Air, Natural Gas

Property Style: Colonial

Exterior: Vinyl Siding

County: Albany

Parking Spaces: 8



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