



Room Dimensions

First Floor

Living Room	14-6 x 12-6
Formal Dining Room	12-9 x 13-1
Family Room	13-10 x 17-7
Eat-in Kitchen	9-9 x 20
Foyer	7-3 x 8-9
Half Bath	5-2 x 5-8
Office	11 x 9-10
Pantry	3 x 6
Laundry	6 x 6
Garage	19-3 x 19-5

Second Floor

Master Bedroom	12-6 x 17-7
Master Bath	5-6 x 14
Master Closet	4-11 x 12-5
Bedroom 2	8-5 x 12-5
Bedroom 3	10-4 x 10-8
Bedroom 4	11 x 12-7
Full Bath	9-1 x 4-11

Other Details

Lot Size	2.2 Acres
Heating System	Hot Air
Cooling	Central Air
Heating Fuel	Liquid Propane
Roof	Asphalt Shingle
Exterior	Vinyl
Water	Well (Except Dug)
Sewer	Septic
Taxes	Town \$ 3192
School	School \$ 9546 (Basic STAR)
School District	Voorheesville

Appliances Included:

Range with Oven
Refrigerator
Dishwasher
Microwave

At a Glance:

- Like new– Built only 3 years ago
- 2300 Sq Ft, 4 BR, 2.5 BA
- 2.2 Acres of land, with a view of Albany and the Helderbergs
- Quartz countertops
- Hardwood and ceramic tile floors
- Tray ceilings and crown moldings
- Spacious and open living areas
- Lots of natural light
- Generator, tankless water heater and shielded gutters

599 Font Grove Rd
Slingerlands, NY

A Truly Exceptional Home with A Beautiful View



David Phaff and Associates at RealtyUSA

Phone: 464-1600 or 469-8984

E-mail: david@davidphaff.com



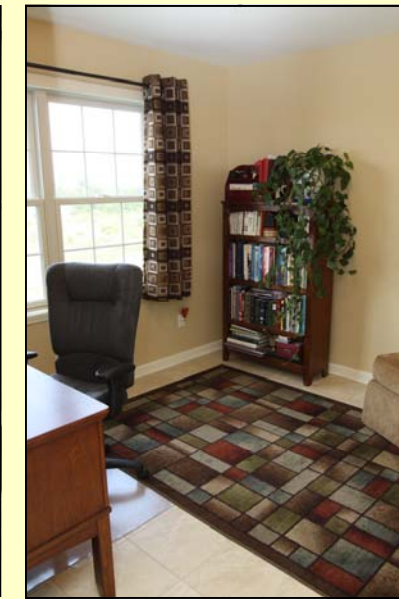
All information is provided by third party sources and is deemed reliable but not guaranteed

Welcome home to this magnificent Colonial overlooking the picturesque Albany skyline and the rolling Helderberg mountains.

Enter through the front door and you are greeted with a beautiful, vaulted foyer. To your right, a stately dining room with classic moldings and a tray ceiling. To your left, a formal living room, which opens to the inviting family room, complete with a gas fireplace, hardwood floors and large window with a view.

From the family room, make your way into the open, eat-in kitchen which boasts sparkling, low-maintenance quartz countertops, high end cabinetry with soft-close drawers and doors, a spacious pantry and neutral ceramic tile flooring. The kitchen also affords access to the extra large deck overlooking the spacious property.

The first floor also offers an office with ceramic tile floors, a laundry room with plenty of built-in shelving, and a spacious half bath. You'll also discover that the first floor has a number of well-sized closets, including a well-sized coat closet near the foyer, perfect for when you are entertaining guests.



Make your way upstairs, where the master suite awaits you. The spacious bedroom has more than enough space to accommodate a California king bed, and the walk in closet with its custom drawers and shelving makes wardrobe storage and organization a breeze. The master bath features neutral ceramic tile, oil rubbed bronze hardware and a large walk in shower.

Three additional bedrooms, all with ample closet space, offer great views of the home's perfectly manicured lot as well as the Albany skyline. There is also another full bath, complete with a tub and contemporary fixtures.

The beauty of this home does not stop here, however. Great attention to detail has been taken in designing this well-built home. For example, this property has a drilled well casing, which could be tapped into for a geothermal heating system. There is a generator in place to power the entire house in the event that the area should lose power. The heating system is in two zones to maximize efficiency. And Huff N Puff gutters have been installed for ease of maintenance.

Other Features of Interest:

- Beautiful landscaping, with well thought-out foliage to offer privacy and year-round color
- Energy efficient blinds to minimize heat loss

- Premium Jen-Air and Kitchen Aid appliances
- Air purifier and humidifier integrated into the heating/cooling system
- 9 ft ceilings in basement

Call our office at
464-1600
 Or e-mail info@davidphaff.com
 For more Information

