A RARE OPPORTUNITY To Own A Builder's Model Home By the National Award-Winning Malta Development Co., Inc.

3 Admirals Way ♦ Malta, NY

$529,900.

2200 sq. ft. ♦ 3 BR ♦ 2 Baths

Located in desirable Lakeview Landing in Malta, this state-of-the-art, Ranch style home offers essential updated elements such as a whole house audio system, mudroom with built-in cabinetry, and a Command Center desk area in the kitchen to organize family schedules. Professionally chosen paint colors and custom window treatments. This is very SPECIAL PRICING on this very special home!

HOMES BY MALTA DEVELOPMENT

For more information or to schedule a showing call Beth Smith
Licensed NYS Real Estate Broker, Beth Smith Realty, Ltd. At (518) 928-3057 (cell)

Directions: NW Exit 13S to Rte 9 south, left on Rte 9P, 1/2 mile to right on Admirals Way.
NW Exit 12, follow Rte 67 east to Rte 9 north, right on Rte 9P, 1/2 mile to right on Admirals Way.

- Multiple Showcase of Homes award winner in Best Exterior Design, Interior Design, Workmanship, Landscaping, and Technology.
- 2200 sq. ft. of gracious living space
- 3 Bedrooms and 2 full Baths
- Soaring 10 ft. ceilings with 8 ft. solid-core doors
- Ranch style means no stairs to climb
- Energy Star Certified
- National Green Building Standard Certified for a healthier living environment and lower operating costs
- Super-efficient Spray foam insulation
- Full basement, insulated and sheet rocked
- Stone accents on exterior
- Bluestone walkway to front door
- In-ground sprinkler system
- 2 car garage, finish taped and painted
- Full front porch
- Whole house audio system, including rear yard
- Video intercom at front door
- Security system with doors alarmed, motion detectors, and glass break detectors
- Mudroom with built-in bench and cabinetry
- Shadow box molding in foyer
- Crown molding and French doors with transom, Study
- Gas fireplace with stone to ceiling; built-in cabinetry flanking unit
- Granite countertops in kitchen
- Stainless steel appliances: Double walls ovens, 5 burner cooktop; range hood matched to cabinets, vented to outside
- Master bath ceramic tile shower w/bench and dual vanities
- Trex steps off Kitchen leading to bluestone patio
- Sidewalks throughout
- 3 community walking trails
- Homeowner's Association $350. per year
- Optional Exterior Maintenance Plan available to take care of all yard work
- Builder's Warranty
- Public water and sewer
- Natural gas
- Ballston Spa schools
- Custom window treatments & paint colors throughout

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