



## 1 CEREMUGA COURT, HALFMOON, NY 12188

<https://fallatigroup.com>

~ See video Large beautiful ranch to be built. Step into the latest upscale living at Brookwood Estates Phase 2, Halfmoon's premier luxury home community. Crafted by the renowned CGM CONSTRUCTION ~ this development has 17 lots ranging from 1 to 4 acres, positioned on 2 cul-de-sacs within a neighborhood of high end residences. Each home is uniquely designed, with no duplicates among the "custom" plans. SELECT YOUR PREFERRED LOT, noting that larger lots carry a premium. Whether you bring your own vision or collaborate with the builder and architect, your dream home awaits. Located in the Shenendehowa school district, this community is just minutes from shopping,,parks, and major highways. Welcome home to Brookwood Estates, where luxury meets individuality in the heart [...]

\$1,238,700

- 3 beds
- 3 baths
- Single Family Residence
- Residential
- Pending

### Basics



**Date added:** Added 6 days ago  
**List Office Name:** REMAX Solutions  
**List Agent Office Phone:** 518-858-8083  
**Living Area sqft:** 2536  
**Lot Size Acres:** 1 acres  
**Category:** Residential  
**New Construction:** 1  
**Total Rooms:** 15  
**Bathrooms:** 3 baths  
**Zoning:** Single Residence

**MLS ID:** 202614198  
**List Agent Email:** SandraJacobson1@aol.com  
**County:** Saratoga  
**Subdivision Name:** Brookwood Estates  
**Lot Size Dimensions:** 250x150x298x170  
**Type:** Single Family Residence  
**Status:** Pending  
**Bedrooms:** 3 beds  
**Half baths:** 1 half bath

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## Directions

**Directions:** Guidboard Rd to Brookwood Rd to right in Faulkner Rd

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## Building Details

**Construction Materials:** Other, Vinyl Siding  
**Garage:** 1  
**Garage Spaces:** 2  
**Roof:** Asphalt  
**Architectural Style:** Custom, Ranch  
**Fencing:** None

**Patio & Porch:** Front Porch  
**Attached Garage:** 1  
**Basement:** Full, Other, Unfinished  
**Windows:** ENERGY STAR Qualified Windows  
**Doors:** ENERGY STAR Qualified Doors, Sliding Doors

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## Interior Features



**Floor Covering:** Ceramic Tile, Hardwood, Laminate

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** Other, Walk-In Closet(s), Ceramic Tile Bath, Eat-in Kitchen, Kitchen Island

**Laundry Features:** Laundry Room, Main Level

**Heating:** Forced Air, Natural Gas

**Appliances:** Dishwasher, ENERGY STAR Qualified Appliances, Microwave, Oven, Range, Refrigerator

**Fireplace Features:** Gas

**Above Grade Finished Area Source:** Plans

**Bathrooms Full:** 2

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## Exterior Features

**Parking:** Attached, Garage Door Opener, Paved

**Lot Size Units:** Acres

**Lot Features:** Level, Private, Cul-De-Sac

**Exterior Features:** Other, None

**Lot Size Area:** 1

**View:** Trees/Woods

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## Amenities & Features

**Utilities:** Cable Available, Underground Utilities

**Water:** Public

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

**Sewer:** Septic Tank

**Electric:** Underground, 200+ Amp Service, Circuit Breakers

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## Financial

**Possession:** At Closing

**Tax Lot:** 1

**Special Listing Conditions:** Standard

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## School Information



**Elementary School:** Shatekon

**High School:** Shenendehowa

**High School District:** Shenendehowa

