



\$349,900

1 POHL DRIVE, HALFMOON, NY 12118

<https://fallatigroup.com>

*****Multiple Offers*****. Deadline for Best and Final will be Wednesday 10/8 at 3 PM. The solidly built Capp Home, with its steel beam construction, has a lot to offer. This hillside ranch is situated on a private 1.58 acre country lot. Such a beautiful setting! Large living room with a propane fireplace and lots of natural light. Remove the carpet throughout the home to find gleaming hardwood floors. The eat-in kitchen is upgraded with granite countertops. And there is a formal dining room for entertaining. The sunroom is insulated and heated for year-round use. Not only is there a 2 car attached garage, but for the car enthusiast or hobbyist, the insulated and heated 3 car detached garage is a dream. It [...]

- 3 beds
- 2 baths
- Single Family Residence
- Residential
- Active

Basics



Date added: Added 2 weeks ago

List Office Name: Hunt ERA

List Agent Office Phone:
518-796-8284

County: Saratoga

Lot Size Acres: 1.58 acres

Type: Single Family Residence

Total Rooms: 7

Bathrooms: 2 baths

Year built: 1972

MLS ID: 202527142

List Agent Email: Teresa.deangelo@huntrealestate.com

Days On Market: 3

Living Area sqft: 1684

Category: Residential

Status: Active

Bedrooms: 3 beds

Half baths: 0 half baths

Directions

Directions: Take exit 9E toward RT-146 E/Halfmoon, Turn right onto Clifton Park Blvd (RT-146), Turn right onto Upper Newtown Rd (CR-86). Turn slightly left onto Pohl Dr, Turn right onto Pohl Dr. Look for sign.

Building Details

Construction Materials: Aluminum Siding, Stone

Garage: 1

Garage Spaces: 5

Roof: Asphalt

Architectural Style: Hillside Ranch

Patio & Porch: Front Porch, Patio

Attached Garage: 1

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

Windows: Storm Window(s), Window Treatments, Curtain Rods, Insulated Windows

Doors: Sliding Doors, Storm Door(s)

Interior Features



Floor Covering: Carpet, Hardwood, Tile, Vinyl

Cooling: Wall Unit(s), Window Unit(s)

Fireplace: 1

Interior Features: High Speed Internet, Paddle Fan, Ceramic Tile Bath, Eat-in Kitchen

Laundry Features: In Bathroom, Main Level

Heating: Baseboard, Electric, Propane, Propane Tank Leased

Appliances: Dishwasher, Electric Water Heater, Microwave, Range, Refrigerator, Washer/Dryer

Fireplace Features: Gas, Living Room

Above Grade Finished Area Source: See Remarks

Bathrooms Full: 2

Exterior Features

Parking: Attached, Detached, Driveway, Garage Door Opener, Heated Garage, Paved, Under Residence, Workshop in Garage

Lot Size Units: Acres

Lot Features: Level, Private, Road Frontage, Sloped, Cleared

Exterior Features: Drive-Paved, Lighting, Storm Door(s)

Lot Size Area: 1.58

Amenities & Features

Utilities: Cable Connected

Water: Public

Other Equipment: Satellite Dish

Sewer: Septic Tank

Electric: 200+ Amp Service

Financial

Possession: At Closing

Tax Annual Amount: \$3,041

Tax Lot: 78

Special Listing Conditions: Standard

Tax Block: 1

Tax Tract: 273

School Information



