



\$259,900

## 10 BENNINGTON WAY, HALFMOON, NY 12065

<https://fallatigroup.com>

Welcome to Maintenance-Free Living Move right into this well-maintained 2-bedroom townhome in an excellent location. Enjoy new appliances, a newer furnace and air conditioner, and a newer patio, offering peace of mind and easy living. Home has just been freshly painted. The HOA covers lawn care, snow removal, pool access, and tennis courts, giving you a low-maintenance lifestyle with great amenities. Note: This property does not currently have a STAR exemption. Schedule your showing today. OPEN HOUSE SUNDAY 11:30-1PM!

- 2 beds
- 2 baths
- Townhouse
- Residential
- Active

### Basics



**Date added:** Added 3 weeks ago  
**List Office Name:** C C S Realty Group  
**List Agent Office Phone:** 518-573-2943  
**County:** Saratoga  
**Lot Size Acres:** 0.01 acres  
**Type:** Townhouse  
**Total Rooms:** 5  
**Bathrooms:** 2 baths  
**Year built:** 1985

**MLS ID:** 202616408  
**List Agent Email:** pat@ccsrealtygroupllc.com  
**Days On Market:** 4  
**Living Area sqft:** 1219  
**Category:** Residential  
**Status:** Active  
**Bedrooms:** 2 beds  
**Half baths:** 1 half bath

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## Directions

**Directions:** Guideboard to left on 236 to a right on Knox woods Blvd r on Independence left on Libertyty right and a Right on Bennington.

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## Building Details

**Construction Materials:** Vinyl Siding  
**Basement:** Slab  
**Windows:** Screens, Double Pane Windows

**Patio & Porch:** Patio  
**Roof:** Asphalt  
**Doors:** Sliding Doors

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## Interior Features

**Floor Covering:** Carpet, Ceramic Tile, Vinyl  
**Cooling:** Central Air

**Interior Features:** High Speed Internet, Vaulted Ceiling(s), Kitchen Island

**Laundry Features:** Laundry Closet, Main Level

**Heating:** Forced Air, Natural Gas

**Appliances:** Built-In Electric Oven, Dishwasher, Microwave, Refrigerator

**Above Grade Finished Area Source:** CRS

**Bathrooms Full:** 1



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## Exterior Features

**Parking:** Paved, Storage

**Lot Size Units:** Acres

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

**Exterior Features:** Tennis Court(s)

**Lot Size Area:** 0.01

**View:** Trees/Woods

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## Amenities & Features

**Utilities:** Cable Available, Underground Utilities

**Water:** Public

**HOA Amenities:** None

**Sewer:** Public Sewer

**Pool Features:** In Ground

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

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## Fees

**HOA Fee:** \$300

**HOA Fee Frequency:**  
Monthly

**HOA Fee Includes:** Other, Insurance, Maintenance Grounds, Snow Removal, Trash

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## Financial

**Possession:** At Closing

**Tax Block:** 2

**Tax Tract:** 279.45

**Tax Annual Amount:** \$2,914.88

**Tax Lot:** 80.000

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## School Information

**High School:** Shenendehowa

**High School District:** Shenendehowa

