



\$599,000

## 10 CHANTREY BOULEVARD, HALFMOON, NY 12118

<https://fallatigroup.com>

- 3 beds
- Single Family Residence
- Residential
- Active

Prime low-maintenance Ranch in sought after Arlington Heights. Spacious living room features stunning floor-to-ceiling windows, overlooking a 0.44-acre lot bordered by woods. Formal dining room boasts hardwood flooring, sliding doors & additional windows for ample natural light. 3-sided gas fireplace separates kitchen & dining room. The kitchen is equipped w/granite countertops & gas stove. Primary bedroom suite includes oversized windows, large walk-in closet & bathroom w/dual sink, deep soaking tub, & glass-enclosed walk-in shower. Second bedroom offers 2 full closets, while the third bedroom works as a home office. Mudroom w/laundry off garage. Full unfinished basement w/high ceilings. New HVAC system installed 2022. Trex deck & stamped concrete patio in the backyard. Prime location!

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### Basics



**Date added:** Added 2 weeks ago

**List Office Name:** Howard Hanna

**List Agent Office Phone:**  
518-339-7614

**Living Area sqft:** 2117

**Lot Size Acres:** 0.44 acres

**Type:** Single Family Residence

**Total Rooms:** 10

**Half baths:** 0 half baths

**MLS ID:** 202425018

**List Agent Email:** terikraszewski@howardhanna.com

**County:** Saratoga

**Subdivision Name:** Arlington Heights

**Category:** Residential

**Status:** Active

**Bedrooms:** 3 beds

**Year built:** 2008

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## Directions

**Directions:** Route 9 to Farm-to-Market Road to Chantrey Boulevard.

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## Building Details

**Construction Materials:** Vinyl Siding

**Garage:** 1

**Garage Spaces:** 6

**Roof:** Asphalt, Shingle

**Architectural Style:** Ranch

**Patio & Porch:** Composite Deck, Deck, Patio

**Attached Garage:** 1

**Basement:** Full, Unfinished

**Property Condition:** Updated/Remodeled

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## Interior Features



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

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** High Speed Internet, Paddle Fan, Vaulted Ceiling(s), Walk-In Closet(s), Ceramic Tile Bath, Chair Rail, Crown Molding, Eat-in Kitchen

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

**Bathrooms Total:** 2

**Heating:** Forced Air, Natural Gas

**Appliances:** Dishwasher, Dryer, Microwave, Oven, Range, Refrigerator, Washer

**Fireplace Features:** Dining Room, Gas

**Above Grade Finished Area Source:** CRS

**Bathrooms Full:** 2

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## Exterior Features

**Parking:** Attached, Driveway, Garage Door Opener, Paved **Exterior Features:** Drive-Paved, Lighting

**Lot Size Units:** Acres

**Lot Size Area:** 0.44

**Lot Features:** Level, Private, Landscaped

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## Amenities & Features

**Sewer:** Public Sewer

**Water:** Public

**Electric:** 200+ Amp Service

**HOA Amenities:** None

**Other Equipment:** Irrigation Equipment

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## Fees

**HOA Fee:** \$200

**HOA Fee Frequency:** Monthly

**HOA Fee Includes:** Maintenance Grounds, Snow Removal

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## Financial



**Possession:** At Closing

**Tax Annual Amount:** \$9,990

**Tax Lot:** 8.000

**Special Listing Conditions:** Standard

**Tax Block:** 1

**Tax Tract:** 266.10

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## School Information

**Elementary School:** Karigon

**High School:** Shenendehowa

**High School District:** Shenendehowa

