



\$679,995

11 BLUE RIDGE DRIVE, HALFMOON, NY 12065

<https://fallatigroup.com>

Quick move in home available NOW! Open all weekend 12-3pm while our Phase II model is open. Set on a quiet cul-de-sac, this home has 3 bed/2 bath/1822 sf with 5' oversized garage. The kitchen features a spacious corner pantry, arabesque designer tile backsplash, quartz tops and designer lighting. Notably, we've added a built-in beverage bar, complete with a beverage cooler, custom cabinets & wine cubbies. The living room has an abundance of natural light with transom windows, cathedral ceiling and a 9' sliding glass door, looking out into forever wild land. Also - tiled shower with seat, double door entry (primary suite), front porch, tray ceiling in foyer, open stairwell to basement and more. Brand new composite deck and paver patio [...]

- 3 beds
- Single Family Residence
- Residential
- Active

Basics



Date added: Added 2 weeks ago

List Office Name: Abele Home Realty

List Agent Office Phone: 518-491-1173

County: Saratoga

Lot Size Acres: 0.34 acres

Type: Single Family Residence

Total Rooms: 10

Half baths: 0 half baths

MLS ID: 202510290

List Agent Email: maureenabele@gmail.com

Days On Market: 77

Living Area sqft: 1822

Category: Residential

Status: Active

Bedrooms: 3 beds

Year built: 2024

Directions

Directions: From North - Take I87, take exit 9E toward Halfmoon onto RT-146 E, Continue on RT-146 for 2.25 miles. Turn right onto Route 236 for 0.53 miles. Turn left onto Betts Ln and the community is up the hill. 11 Blue Ridge is in the cul-de-sac.

Building Details

Construction Materials: Stone, Vinyl Siding

Garage: 1

Garage Spaces: 2

Roof: Shingle

Architectural Style: Craftsman, Ranch

Patio & Porch: Composite Deck, Front Porch, Patio

Attached Garage: 1

Basement: Unfinished

Windows: Screens, Shutters, Display Window(s), Egress Window

Doors: Sliding Doors

Interior Features



Floor Covering: Ceramic Tile, Tile, Vinyl

Cooling: Central Air

Fireplace: 1

Interior Features: Walk-In Closet(s), Wet Bar, Built-in Features, Cathedral Ceiling(s), Ceramic Tile Bath, Kitchen Island

Laundry Features: Electric Dryer Hookup, Laundry Room, Main Level, Washer Hookup

Bathrooms Total: 2

Heating: Forced Air, Natural Gas

Appliances: Other, Dishwasher, Disposal, Gas Water Heater, Microwave, Range, Range Hood

Fireplace Features: Gas, Living Room

Above Grade Finished Area Source: Builder

Bathrooms Full: 2

Exterior Features

Parking: Attached, Garage Door Opener, Paved

Lot Size Units: Acres

Lot Features: Sprinklers In Front, Sprinklers In Rear, Wooded, Cul-De-Sac

Exterior Features: Drive-Paved, Lighting

Lot Size Area: 0.34

View: Trees/Woods

Amenities & Features

Utilities: Underground Utilities

Water: Public

HOA Amenities: None

Sewer: Public Sewer

Electric: Single Phase, 200+ Amp Service

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

Fees

HOA Fee: \$248

HOA Fee Includes: Other, Maintenance Grounds, Snow Removal

HOA Fee Frequency: Monthly



Financial

Special Listing Conditions: Standard

School Information

High School: Shenendehowa

High School District: Shenendehowa

