



\$529,900

11 PATROON WAY, HALFMOON, NY 12065

<https://fallatigroup.com>

Welcome to 11 Patroon Way in Halfmoon, a well-maintained home offering comfort, efficiency, and outstanding potential. Major updates provide peace of mind, including a brand-new roof (July 2025) with transferable warranty, a tankless water heater, and updated heating and central air with dual zones for the first and second floors. The inviting family room features a cozy gas fireplace, while refinished hardwood floors add warmth and character throughout. The kitchen features a walk-in pantry and recently replaced refrigerator and dishwasher, offering a solid starting point for future cosmetic updates. The primary suite is a true retreat with vaulted ceilings, double closets, and a spacious ensuite bath with a whirlpool tub. Additional highlights include a Ring doorbell, Culligan water softener system, wiring for [...]

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

Basics



Date added: Added 2 days ago

MLS ID: 202610701

List Office Name: Venture Fox Realty Group LLC

List Agent Email: bhollister@venturefoxrealty.com

List Agent Office Phone: 518-361-4630

County: Saratoga

Living Area sqft: 2284

Lot Size Acres: 0.57 acres

Lot Size Dimensions: 24,829

Category: Residential

Type: Single Family Residence

Status: Active

Total Rooms: 14

Bedrooms: 4 beds

Bathrooms: 3 baths

Half baths: 1 half bath

Year built: 1996

Zoning: Single Residence

Directions

Directions: From route 9, turn onto Farm to Market Rd, turn right onto Anthony Rd, turn left onto Christopher Way, another left onto, Patroon Way, 11 Patroon Way will be on your right.

Building Details

Construction Materials: Vinyl Siding

Patio & Porch: Rear Porch, Deck, Front Porch

Garage: 1

Attached Garage: 1

Garage Spaces: 2

Basement: Full, Heated, Interior Entry, Unfinished

Roof: Asphalt

Windows: Double Pane Windows

Architectural Style: Colonial

Doors: Sliding Doors

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), Eat-in Kitchen

Laundry Features: Laundry Room, Main Level

Heating: Forced Air, Natural Gas, Zoned

Appliances: Built-In Electric Oven, Dishwasher, Disposal, Microwave, Refrigerator, Tankless Water Heater, Washer/Dryer

Fireplace Features: Family Room, Gas

Above Grade Finished Area Source: CRS

Bathrooms Full: 2

Exterior Features

Parking: Attached, Driveway, Garage Door Opener, Off Street, Paved

Lot Size Units: Acres

Lot Features: Landscaped

Exterior Features: Drive-Paved

Lot Size Area: 0.57

View: Trees/Woods

Amenities & Features

Utilities: Cable Connected, Underground Utilities

Water: Public

Spa: Jet Tub

Sewer: Public Sewer

Electric: 200+ Amp Service, Circuit Breakers

Security Features: Smoke Detector(s), Security System, Security System Owned

Financial

Possession: At Closing

Tax Annual Amount: \$8,381.45

Tax Lot: 5.000

Special Listing Conditions: Standard

Tax Block: 2

Tax Tract: 266.15



School Information

Elementary School: Karigon

High School District: Shenendehowa

High School: Shenendehowa

