



**\$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

**List Office Name:** Venture Fox Realty Group LLC

**List Agent Office Phone:** 518-361-4630

**Living Area sqft:** 2284

**Lot Size Dimensions:** 24,829

**Type:** Single Family Residence

**Total Rooms:** 14

**Bathrooms:** 3 baths

**Year built:** 1996

**MLS ID:** 202610701

**List Agent Email:** bhollister@venturefoxrealty.com

**County:** Saratoga

**Lot Size Acres:** 0.57 acres

**Category:** Residential

**Status:** Active

**Bedrooms:** 4 beds

**Half baths:** 1 half bath

**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

**Garage:** 1

**Garage Spaces:** 2

**Roof:** Asphalt

**Architectural Style:** Colonial

**Patio & Porch:** Rear Porch, Deck, Front Porch

**Attached Garage:** 1

**Basement:** Full, Heated, Interior Entry, Unfinished

**Windows:** Double Pane Windows

**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

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## 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

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## 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

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## 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



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# School Information

**Elementary School:** Karigon

**High School:** Shenendehowa

**High School District:** Shenendehowa

