



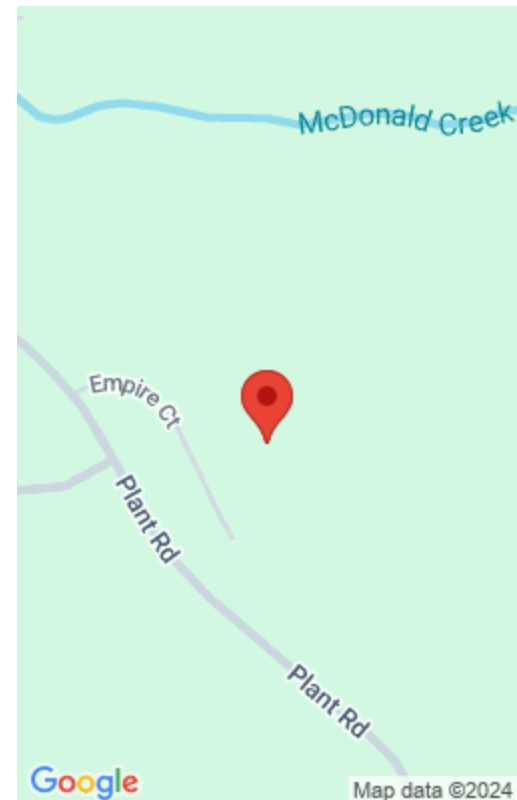
\$438,500

11B EMPIRE COURT, HALFMOON, NY 12065

<https://fallatigroup.com>

Lovely 3BR townhome in desirable Orchard Pointe in Halfmoon. Open and light with vaulted ceiling and long windows with transoms in Great Room. Exterior maintenance plan to take care of all the yard work so that you can relax and enjoy life. Quality abounds in these National Green Building Standard certified homes by Malta Development. Super-efficient spray foam insulation makes for substantially lower utility bills. Full basement with egress window and 2-car garage. The Cortland features a mudroom, spacious Kitchen with center island, Quartz countertops and SS appliances. All 3BRs are spacious. Under construction, still time to make interior selections.

- 3 beds
- Townhouse
- Residential
- Active



Basics

Date added: Added 11 months ago

List Office Name: Beth Smith Realty Ltd

County: Saratoga

Lot Size Acres: 0.79 acres

Category: Residential

Status: Active

Bedrooms: 3 beds

MLS ID: 202328464

List Agent Email: bethsmithrealty@hotmail.com

Living Area sqft: 1984

Lot Size Dimensions: per deed

Type: Townhouse

Total Rooms: 8

Half baths: 1 half bath

Directions

Directions: NW Exit 9 onto Rte 146 east. Cross over Rte 9, through the lights at the entrance to Lowe's, next right onto Plant Rd. Bear right at the fork to stay on Plant Rd., 1/2 mile to Empire Ct. on the left.

Building Details

Construction Materials: Vinyl Siding

Attached Garage: 1

Basement: Full

Windows: Egress Window

Garage: 1

Garage Spaces: 2

Roof: Asphalt

Architectural Style: Townhouse

Interior Features

Heating: Forced Air, Natural Gas

Appliances: Dishwasher, Gas Water Heater, Microwave, Oven, Range

Interior Features: Solid Surface Counters, Vaulted Ceiling(s), Eat-in Kitchen, Kitchen Island

Bathrooms Full: 2

Cooling: Central Air

Fireplace: 1

Above Grade Finished Area Source: Builder

Bathrooms Total: 3



Exterior Features

Parking: Attached

Exterior Features: Drive-Paved, Lighting

Lot Size Units: Acres

Lot Size Area: 0.79

Amenities & Features

Sewer: Public Sewer

Water: Public

HOA Amenities: Recreation Facilities

Fees

HOA Fee: \$139

HOA Fee Frequency: Monthly

Additional

Buyer Agency Compensation: 2.50

**Sub Agency
Compensation:** 0.00

Compensation Disclaimer: The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

Financial

Possession: Other

Special Listing Conditions: Required Reg Policy

Tax Annual Amount: \$306.91 **Tax Block:** 1

Tax Lot: 14.000

Tax Tract: 272.74

School Information



