



12 CHANTREY BOULEVARD, HALFMOON, NY 12118

<https://fallatigroup.com>

\$675,000

- 3 beds
- Single Family Residence
- Residential
- Pending

Pristine 15 year young Custom executive ranch built by Belmonte, offering 3 beds, 2 full baths, and one-level living with an open, thoughtfully designed floor plan. Open great room with gas fireplace, custom built ins and gleaming wood floors. The chef's kitchen features a granite island, quartz counters, butler's pantry, copper sink, and double wall ovens. First-floor laundry adds ease and function. Highlighted by a stunning 3-season cedar porch with Trex decking—ideal for relaxing or entertaining—plus a spacious stone patio with garden level stone wall and lovely landscaped double-sized yard. Located in a low-maintenance HOA and a prime, convenient location, this meticulously maintained home blends quality, comfort, and style. Hurry-Don't miss it!

Basics



Date added: Added 1 month ago

List Office Name: McCurdy Real Estate Group, Inc

List Agent Office Phone: 518-441-3538

County: Saratoga

Lot Size Acres: 0.59 acres

Type: Single Family Residence

Total Rooms: 9

Half baths: 0 half baths

Zoning: Single Residence

MLS ID: 202516387

List Agent Email: dmccurdy@mccurdyrealestate.com

Days On Market: 3

Living Area sqft: 2267

Category: Residential

Status: Pending

Bedrooms: 3 beds

Year built: 2009

Directions

Directions: From US-9, Right on Farm to Market Road Left on Chantrey Blvd

Building Details

Construction Materials: Vinyl Siding

Garage: 1

Garage Spaces: 2

Roof: Asphalt

Architectural Style: Craftsman, Custom, Ranch

Patio & Porch: Screened, Patio

Attached Garage: 1

Basement: Full

Windows: Screens, Shutters, Window Coverings, Window Treatments, Blinds, Curtain Rods, Drapes, Egress Window, Insulated Windows

Fencing: None

Interior Features



Floor Covering: Carpet, Hardwood, Linoleum

Cooling: Central Air

Fireplace: 1

Interior Features: High Speed Internet, Paddle Fan, Solid Surface Counters, Walk-In Closet(s), Built-in Features, Central Vacuum, Chair Rail, Crown Molding, Eat-in Kitchen

Laundry Features: Laundry Room, Main Level

Bathrooms Total: 2

Heating: Forced Air, Natural Gas

Appliances: Convection Oven, Cooktop, Dishwasher, Disposal, Double Oven, Dryer, Microwave, Tankless Water Heater, Washer/Dryer

Fireplace Features: Gas, Living Room

Above Grade Finished Area Source: See Remarks

Bathrooms Full: 2

Exterior Features

Parking: Attached, Garage Door Opener, Paved

Lot Size Units: Acres

Lot Features: Private, Sloped, Sprinklers In Front, Sprinklers In Rear, Garden, Landscaped

Exterior Features: Drive-Paved, Garden, Lighting

Lot Size Area: 0.59

View: Hills

Amenities & Features

Utilities: Cable Connected

Water: Public

HOA Amenities: None

Security Features: Security System

Sewer: Public Sewer

Electric: 200+ Amp Service

Other Equipment: Dehumidifier

Fees

HOA Fee: \$237

HOA Fee Includes: Maintenance Grounds, Snow Removal

HOA Fee Frequency: Monthly



Financial

Possession: Close Plus 3 to 5 Days **Special Listing Conditions:** Standard

Tax Annual Amount: \$10,559.80

School Information

High School: Shenendehowa

High School District: Shenendehowa

