



\$778,000

12 CLOVER LEAF DRIVE, HALFMOON, NY 12065

<https://fallatigroup.com>

2025 Showcase of Homes executive ranch home for sale! This brand-new model home is turnkey. It is a ranch-style home, featuring 1995 square ft of living space on the first floor with 3 bedrooms, 2 full bathrooms and a flex/office space! The kitchen has white perimeter cabinets with a wood hood, gas range, pull out base cabinets and more. The island is a stained cherry and features a Delta SS workstation-style sink and quartz countertops. Large front porch, custom built in shelves near the fireplace, stunning primary bedroom suite, transom windows throughout - the list goes on! Enter the gorgeous backyard through the sunroom, which has a cathedral ceiling and is finished rough sawn shiplap finish. The backyard has an expansive paver [...]

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

Basics



Date added: Added 5 months ago

List Office Name: Abele Home Realty

List Agent Office Phone: 518-491-1173

County: Saratoga

Lot Size Acres: 0.29 acres

Type: Single Family Residence

Status: Active

Bedrooms: 3 beds

Half baths: 0 half baths

MLS ID: 202525178

List Agent Email: maureenabele@gmail.com

Days On Market: 130

Living Area sqft: 2025

Category: Residential

New Construction: 1

Total Rooms: 9

Bathrooms: 2 baths

Year built: 2025

Directions

Directions: From N - 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. From S - Take I87 N, exit 9 toward US-9/RT-146 E. Go for 0.28 mi. Turn right onto RT-146 and go for 0.20 miles. Turn right onto Route 236 (0.53 miles). Turn left onto Betts Lane. Up hill.

Building Details

Construction Materials: Vinyl Siding

Garage: 1

Garage Spaces: 2

Roof: Shingle

Architectural Style: Ranch

Patio & Porch: Front Porch

Attached Garage: 1

Basement: Unfinished

Windows: Screens, Blinds, Curtain Rods, Egress Window

Interior Features



Floor Covering: Carpet, Ceramic Tile, Hardwood

Cooling: Central Air

Fireplace: 1

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

Laundry Features: Electric Dryer Hookup, Washer Hookup

Heating: Forced Air, Natural Gas

Appliances: 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, Driveway, Garage Door Opener

Lot Size Units: Acres

Lot Features: Sprinklers In Front, Sprinklers In Rear, Landscaped

Exterior Features: Drive-Paved, Lighting

Lot Size Area: 0.29

View: Trees/Woods

Amenities & Features

Utilities: Underground Utilities

Water: Public

HOA Amenities: None

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

Sewer: Public Sewer

Electric: Single Phase, 200+ Amp Service

Other Equipment: Grinder Pump

Fees

HOA Fee: \$250

HOA Fee Includes: Maintenance Grounds, Snow Removal

HOA Fee Frequency: Monthly



Financial

Possession: At Closing

Tax Block: 2

Tax Tract: 273.14

Special Listing Conditions: Standard

Tax Lot: 8

School Information

High School: Shenendehowa

High School District: Shenendehowa

