



**\$289,000**

## **126 ARROW WOOD PLACE, MALTA, NY 12020**

<https://fallatigroup.com>

**PRICE IMPROVEMENT!** Open House Sunday 6/22 12:00 – 2:00 pm. Welcome to 126 Arrow Wood Place, a beautifully maintained townhouse nestled in the desirable Luther Forest community! This charming 2-bedroom, 1.5-bath home is the perfect for first-time buyers, downsizers, or investors. Step inside to find an updated eat-in kitchen, a cozy gas stove in the living room, and a vaulted ceiling that enhances the spacious feel. The first-floor laundry adds convenience, while the newer roof ensures peace of mind. Enjoy the private wooded views from your beautiful deck, ideal for relaxing or entertaining. Located close to shopping, dining, and major highways, this home offers both tranquility and accessibility. Don't miss this opportunity to own a delightful townhouse in a prime location.

- 2 beds
- Townhouse
- Residential
- Pending

### **Basics**



**Date added:** Added 4 weeks ago

**List Office Name:** Johnson Capital Realty, LLC

**List Agent Office Phone:** 561-427-5071

**County:** Saratoga

**Subdivision Name:** Luther Forest

**Category:** Residential

**Status:** Pending

**Bedrooms:** 2 beds

**Year built:** 1985

**MLS ID:** 202518969

**List Agent Email:** mckrizzo@gmail.com

**Days On Market:** 19

**Living Area sqft:** 912

**Lot Size Acres:** 0.17 acres

**Type:** Townhouse

**Total Rooms:** 4

**Half baths:** 1 half bath

## Directions

**Directions:** i87 to exit 12, through traffic circle to Dunning St. At the traffic circle, take 3rd exit onto Partridge Drum. Turn right onto Arrow Wood Pl.

## Building Details

**Construction Materials:** Wood Siding

**Garage:** 1

**Garage Spaces:** 1

**Roof:** Asphalt

**Doors:** Sliding Doors, Storm Door(s)

**Patio & Porch:** Deck

**Attached Garage:** 1

**Basement:** Slab

**Windows:** Screens, Blinds

## Interior Features

**Floor Covering:** Carpet, Ceramic Tile, Laminate

**Cooling:** Window Unit(s)

**Interior Features:** High Speed Internet, Paddle Fan, Vaulted Ceiling(s), Eat-in Kitchen

**Laundry Features:** Laundry Closet, Main Level

**Bathrooms Total:** 2

**Heating:** Baseboard, Electric, Natural Gas

**Appliances:** Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer

**Above Grade Finished Area Source:** CRS

**Bathrooms Full:** 1



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## Exterior Features

**Parking:** Attached, Driveway  
**Lot Size Units:** Acres  
**Lot Features:** Level

**Exterior Features:** Drive-Paved, Lighting  
**Lot Size Area:** 0.17  
**View:** Trees/Woods

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## Amenities & Features

**Sewer:** Public Sewer    **Water:** Public  
**HOA Amenities:** None    **Security Features:** Smoke Detector(s), Carbon Monoxide Detector(s)

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## Fees

**HOA Fee:** \$124    **HOA Fee Frequency:** Annually  
**HOA Fee Includes:** Maintenance Grounds

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## Financial

**Possession:** At Closing    **Special Listing Conditions:** Standard  
**Tax Annual Amount:** \$4,297.74

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## School Information

**High School:** Ballston Spa    **High School District:** Ballston Spa

