



\$499,900

12B MACOUN DRIVE, HALFMOON, NY 12065

<https://fallatigroup.com>

Orchard Pointe's first townhome built! 8 years young w/ original owners. This home has tons of upgrades including hardwood floors, a large kitchen with an island, granite, tile backsplash, 10' ceilings, 8' doors, a vaulted great room, ceramic tile flooring, whole house generator, private Gazebo, inground irrigation, built in kitchen ceiling speakers, blue stone front walkway, gas fireplace, 8' garage doors and central air, . Explore the perfect fusion of convenience and style in this meticulously crafted residence. The community offers putting green and pavilion with picnic tables for residents.

- 2 beds
- Townhouse
- Residential
- Pending

Basics



Date added: Added 2 months ago

List Office Name: Field Realty

List Agent Office Phone: 518-229-2348

County: Saratoga

Lot Size Acres: 0.24 acres

Type: Townhouse

Total Rooms: 7

Half baths: 0 half baths

MLS ID: 202513109

List Agent Email: patrick@fieldrealty.com

Days On Market: 8

Living Area sqft: 1699

Category: Residential

Status: Pending

Bedrooms: 2 beds

Year built: 2016

Directions

Directions: Rt 146 to Plant Rd. Plant Rd to Macoun Dr

Building Details

Construction Materials: Stone, Vinyl Siding

Garage: 1

Basement: Full, Heated, Interior Entry

Windows: ENERGY STAR Qualified Windows

Patio & Porch: Composite Deck

Garage Spaces: 2

Roof: Asphalt

Doors: ENERGY STAR Qualified Doors, Storm Door(s)

Interior Features



Floor Covering: Ceramic Tile, Hardwood	Heating: Forced Air, Natural Gas
Cooling: Central Air	Appliances: Dishwasher, ENERGY STAR Qualified Appliances, Gas Oven, Gas Water Heater, Humidifier, Microwave, Range, Range Hood, Refrigerator, Washer/Dryer
Fireplace Features: Family Room, Gas	Interior Features: Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound, Crown Molding, Kitchen Island, Built-in Features
Above Grade Finished Area Source: CRS	Laundry Features: Electric Dryer Hookup, Gas Dryer Hookup, Laundry Room, Main Level
Bathrooms Full: 2	Bathrooms Total: 2

Exterior Features

Parking: Driveway, Garage Door Opener, Paved	Exterior Features: Drive-Paved, Garden
Lot Size Units: Acres	Lot Size Area: 0.24
Lot Features: Level, Sprinklers In Front, Sprinklers In Rear, Garden, Landscaped	

Amenities & Features

Sewer: Public Sewer	Water: Public
Electric: 200+ Amp Service, Circuit Breakers, Generator	HOA Amenities: None
Other Equipment: Other	Security Features: Smoke Detector(s), Security System, Carbon Monoxide Detector(s)

Fees

HOA Fee: \$139	HOA Fee Frequency: Monthly
HOA Fee Includes: Maintenance Grounds, Snow Removal	



Financial

Possession: At Closing	Special Listing Conditions: Standard
Tax Annual Amount: \$8,142.99	Tax Block: 1
Tax Lot: 18.002	Tax Tract: 272.73

School Information

High School: Shenendehowa	High School District: Shenendehowa
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