



**\$265,000**

## **13 RALEIGH DRIVE, HALFMOON, NY 12065**

<https://fallatigroup.com>

Welcome to 13 Raleigh Drive in the desirable Knox Woods community! This 2 bedroom, 1.5 bath townhouse offers maintenance-free living in the Shenendehowa School District. The open living area features a cozy fireplace and flows to a private patio with storage. Enjoy community amenities including pool, tennis courts, snow removal, lawn care and exterior maintenance. 2 assigned parking space. Conveniently located near shopping, restaurants and major highways—perfect for first-time buyers, downsizers or investors. Open House: March 21 & 22 Sat & Sun 12PM to 2 PM

- 2 beds
- 2 baths
- Single Family Residence, Townhouse
- Residential
- Active

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### **Basics**



**Date added:** Added 2 months ago

**MLS ID:** 202612204

**List Office Name:** Howard Hanna Capital Inc

**List Agent Email:** [pricellabhatti@howardhanna.com](mailto:pricellabhatti@howardhanna.com)

**List Agent Office Phone:** 518-796-8311

**Days On Market:** 46

**County:** Saratoga

**Living Area sqft:** 1217

**Lot Size Acres:** 0.01 acres

**Category:** Residential

**Type:** Single Family Residence, Townhouse

**Status:** Active

**Total Rooms:** 6

**Bedrooms:** 2 beds

**Bathrooms:** 2 baths

**Half baths:** 1 half bath

**Year built:** 1988

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## Virtual Tour

**Virtual Tour:** <https://app.doaudiotours.com/branded?id=15860&lang=en-US>

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## Directions

**Directions:** Rt.9 to Guideboard Road, left onto Independence Blvd, and Right onto Raleigh Drive.

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## Building Details

**Construction Materials:** Vinyl Siding

**Patio & Porch:** Patio

**Basement:** Slab

**Roof:** Asphalt

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## Interior Features



**Floor Covering:** Carpet, Ceramic Tile

**Cooling:** Other, Central Air

**Fireplace:** 1

**Above Grade Finished Area Source:** CRS

**Bathrooms Full:** 1

**Heating:** Forced Air, Natural Gas

**Appliances:** Other, Cooktop, Dishwasher, Oven, Range, Refrigerator, Washer/Dryer

**Fireplace Features:** Electric, Family Room

**Laundry Features:** Laundry Closet

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## Exterior Features

**Exterior Features:** Drive-Paved

**Lot Size Units:** Acres

**Lot Size Area:** 0.01

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## Amenities & Features

**Sewer:** Public Sewer

**Water:** Public

**Electric:** 200+ Amp Service

**HOA Amenities:** None

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## Fees

**HOA Fee:** \$329

**HOA Fee Frequency:** Monthly

**HOA Fee Includes:** Insurance, Maintenance Grounds, Maintenance Structure, Snow Removal, Trash

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## Financial

**Possession:** At Closing

**Special Listing Conditions:** Standard

**Tax Annual Amount:** \$3,012.86

**Tax Block:** 2

**Tax Lot:** 13.000

**Tax Tract:** 279.47



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# School Information

**High School:** Shenendehowa

**High School District:** Shenendehowa

