



**\$284,200**

## **147 BEACH ROAD, HALFMOON, NY 12065**

<https://fallatigroup.com>

OPEN HOUSE Sunday, March 1 from 12pm-2pm!! Welcome to this warm and inviting home located in the highly sought-after Shen Schools! Filled with lots of natural light, this charming property has been thoughtfully updated and is truly move-in ready. Major improvements within the past five years include a new roof, updated kitchen, new flooring, updated bathrooms, and newer septic system, offering peace of mind for years to come. The home features 2 comfortable bedrooms and 2 full bathrooms, including one downstairs that has been completely gutted and beautifully renovated. Upstairs you'll find a private primary suite offering a peaceful retreat, along with an additional office, den, or family room. This is ideal for working from home, relaxing, or creating a flexible living [...]

- 2 beds
- 2 baths
- Single Family Residence
- Residential
- Pending

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### **Basics**



**Date added:** Added 3 months ago  
**List Office Name:** Core Real Estate Team  
**List Agent Office Phone:** 518-944-5230  
**County:** Saratoga  
**Lot Size Acres:** 0.89 acres  
**Type:** Single Family Residence  
**Total Rooms:** 10  
**Bathrooms:** 2 baths  
**Year built:** 1999

**MLS ID:** 202612509  
**List Agent Email:** lgabriel@coreteamny.com  
**Days On Market:** 11  
**Living Area sqft:** 1261  
**Category:** Residential  
**Status:** Pending  
**Bedrooms:** 2 beds  
**Half baths:** 0 half baths

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## Virtual Tour

**Virtual Tour:** <https://app.doaudiotours.com/branded?id=16191&lang=en-US>

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## Directions

**Directions:** From Vischer Ferry Rd turn onto Beach Rd and the home is set back on the right

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## Building Details

**Construction Materials:** Vinyl Siding  
**Garage Spaces:** 1  
**Roof:** Asphalt, Shingle  
**Property Condition:** Updated/Remodeled

**Garage:** 1  
**Basement:** Slab  
**Windows:** Blinds  
**Architectural Style:** Cape Cod

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## Interior Features



**Floor Covering:** Ceramic Tile, Vinyl

**Cooling:** None

**Interior Features:** Paddle Fan, Solid Surface Counters

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

**Heating:** Forced Air, Natural Gas

**Appliances:** Electric Oven, Electric Water Heater, Microwave, Refrigerator

**Above Grade Finished Area Source:** CRS

**Bathrooms Full:** 2

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## Exterior Features

**Parking:** Driveway, Garage Door Opener, Workshop in Garage

**Lot Size Units:** Acres

**Lot Features:** Irregular Lot

**Exterior Features:** None

**Lot Size Area:** 0.89

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## Amenities & Features

**Sewer:** Septic Tank

**Water:** Public

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

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## Financial

**Possession:** At Closing

**Special Listing Conditions:** Standard

**Tax Annual Amount:** \$3,737.42

**Tax Block:** 3

**Tax Lot:** 4.021

**Tax Tract:** 284.00

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## School Information

**High School:** Shenendehowa

**High School District:** Shenendehowa

