



\$579,900

16A WINCHESTER PLACE, HALFMOON, NY 12118

<https://fallatigroup.com>

Welcome to maintenance-free living in the desirable Sheldon Hills community! This beautifully upgraded 3-bedroom, 3-bath townhome offers an open and airy layout with a first-floor primary suite and a loft overlook perfect for an office or additional lounge space, with additional attached bedroom and full bathroom. A full basement provides plenty of space for storage or future finishing potential. Enjoy granite countertops, hardwood floors, tile baths, and a cozy gas fireplace. Central air conditioning ensures year-round comfort. Sheldon Hills residents enjoy resort-style amenities, including a clubhouse, swimming pool, tennis courts, walking and biking paths, and more. Conveniently located near shopping, dining, and the town recreation center, this home blends luxury, comfort, and convenience in one perfect package.

- 3 beds
- 3 baths
- Townhouse
- Residential
- Active

Basics



Date added: Added 4 months ago
List Office Name: Roohan Realty
List Agent Office Phone: 518-796-4399
County: Saratoga
Subdivision Name: Sheldon Hills
Category: Residential
Status: Active
Bedrooms: 3 beds
Half baths: 0 half baths

MLS ID: 202529255
List Agent Email: Laura@Roohanrealty.com
Days On Market: 123
Living Area sqft: 1726
Lot Size Acres: 0.04 acres
Type: Townhouse
Total Rooms: 6
Bathrooms: 3 baths
Year built: 2014

Virtual Tour

Virtual Tour: <https://app.doaudiotours.com/branded?id=16979&lang=en-US>

Directions

Directions: Exit 9E on 146 to end. At end (Toyota New Country) take left. 1 mile to Covington, left on Whitney, right on Fairfax, right on Winchester.

Building Details

Construction Materials: Stone, Vinyl Siding
Garage: 1
Basement: Full
Windows: Double Pane Windows

Patio & Porch: Patio
Garage Spaces: 1
Roof: Asphalt, Shingle

Interior Features



Floor Covering: Carpet, Wood

Cooling: Central Air

Fireplace Features: Gas, Living Room

Above Grade Finished Area Source:
Public Records

Bathrooms Full: 3

Heating: Forced Air, Natural Gas

Appliances: Dishwasher, Microwave, Oven,
Range, Refrigerator

Interior Features: High Speed Internet, Eat-in
Kitchen

Laundry Features: Main Level

Exterior Features

Exterior Features: Other **Lot Size Units:** Acres

Lot Size Area: 0.04

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

Amenities & Features

Utilities: Cable Available

Water: Public

HOA Amenities: Clubhouse, Recreation Facilities

Sewer: Public Sewer

Electric: 200+ Amp Service

Fees

HOA Fee: \$243

HOA Fee Frequency: Monthly

HOA Fee Includes: Maintenance Grounds, Snow Removal

Financial

Possession: At Closing

Tax Annual Amount: \$8,157.65

Tax Lot: 9.000

Special Listing Conditions: Standard

Tax Block: 2

Tax Tract: 267.73



School Information

High School District: Mechanicville

