



\$549,900

## 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

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### Basics



**Date added:** Added 7 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:** 142  
**Living Area sqft:** 1726  
**Lot Size Acres:** 0.04 acres  
**Type:** Townhouse  
**Total Rooms:** 6  
**Bathrooms:** 3 baths  
**Year built:** 2014

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## Virtual Tour

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

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## 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.

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## Building Details

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

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

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## 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

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## 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

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## Amenities & Features

**Utilities:** Cable Available

**Water:** Public

**HOA Amenities:** Clubhouse, Recreation Facilities

**Sewer:** Public Sewer

**Electric:** 200+ Amp Service

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## Fees

**HOA Fee:** \$243

**HOA Fee Frequency:** Monthly

**HOA Fee Includes:** Maintenance Grounds, Snow Removal

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## 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



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# School Information

**High School District:** Mechanicville

