



\$699,000

178 CLAMSTEAM ROAD, HALFMOON, NY 12065

<https://fallatigroup.com>

- 3 beds
- 2 baths
- Single Family Residence
- Residential
- Active

Incredibly rare opportunity to acquire coveted post and beam masonry construction set on over 11 acres. Welcome to Circle Hills Farm! Set back from the road makes this a private gem ideal for you to bring your horses, livestock. Truly one-of-a-kind architectural gem the "Round House" features a spiral staircase and a wood burning stove in the middle of the home. Bright and open family room with propane fireplace features large, tinted windows to enjoy your pond and serenity of the outside. Newer appliances, newer roof, brand new high end ductless ac/heat. 400-amp electric service. Detached garage or outbuilding with own electric panel, gazebo, fenced in stables. Right in the heart of Halfmoon minutes to Mohawk River, highway, restaurants, Saratoga racetrack

Basics



Date added: Added 3 months ago

List Office Name: Vera Cohen Realty, LLC

List Agent Office Phone: 518-338-6474

County: Saratoga

Lot Size Acres: 11.61 acres

Type: Single Family Residence

Total Rooms: 11

Bathrooms: 2 baths

Year built: 1983

MLS ID: 202522077

List Agent Email: amilligan@veracohenrealty.com

Days On Market: 83

Living Area sqft: 2616

Category: Residential

Status: Active

Bedrooms: 3 beds

Half baths: 0 half baths

Directions

Directions: Exit 8

Building Details

Construction Materials: Brick

Garage: 1

Basement: None

Architectural Style: Contemporary, Custom, Farm

Patio & Porch: Patio

Garage Spaces: 3

Roof: Rubber, Shingle

Fencing: Fenced

Interior Features



Floor Covering: Tile, Wood

Cooling: AC Pump

Fireplace: 2

Interior Features: High Speed Internet, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Laundry Features: Laundry Room

Heating: Electric, Wood

Appliances: Built-In Electric Oven, Convection Oven, Dishwasher, Disposal, Electric Water Heater, Microwave, Range, Range Hood, Refrigerator, Washer/Dryer, Water Softener

Fireplace Features: Other, Wood Burning Stove, Wood Burning

Above Grade Finished Area Source: CRS

Bathrooms Full: 2

Exterior Features

Parking: Circular Driveway, Driveway, Off Street

Lot Size Units: Acres

Lot Features: Private, Wooded, Landscaped

Exterior Features: Garden

Lot Size Area: 11.61

View: Trees/Woods, Water

Amenities & Features

Sewer: Septic Tank

Electric: 100 Amp Service, 440 Volts

Financial

Possession: At Closing

Tax Annual Amount: \$7,179.64

Special Listing Conditions: Standard

School Information

High School: Shenendehowa

High School District: Shenendehowa

