



\$636,995

2 CLOVER LEAF DRIVE, HALFMOON, NY 12065

<https://fallatigroup.com>

Phase 2 by Abele Homes is now selling! This gorgeous new single family home community offers low maintenance living and many floor plans options to choose from. Gorgeous mature trees, walking trails, across the street from the Halfmoon Town Park and more. Very close proximity to all of Halfmoon/Clifton Park's conveniences and to the Northway. To be built condition.

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

Basics



Date added: Added 4 months ago

MLS ID: 202526786

List Office Name: Abele Home Realty

List Agent Email: maureenabele@gmail.com

List Agent Office Phone: 518-491-1173

Days On Market: 7

County: Saratoga

Living Area sqft: 1874

Lot Size Acres: 0.27 acres

Category: Residential

Type: Single Family Residence

New Construction: 1

Status: Active

Total Rooms: 9

Bedrooms: 3 beds

Bathrooms: 2 baths

Half baths: 0 half baths

Zoning: Single Residence

Directions

Directions: From North - Take I87, take exit 9E toward Halfmoon onto RT-146 E, Continue on RT-146 for 2.25 miles. Turn right onto Route 236 for 0.53 miles. Turn left onto Betts Ln and the community is up the hill. From South - Take I87 N, exit 9 toward US-9/RT-146 E. Go for 0.28 mi. Turn right onto RT-146 and go for 0.20 miles. Turn right onto Route 236 (0.53 miles). Turn left onto Betts lane. Up hill

Building Details

Construction Materials: Vinyl Siding

Garage: 1

Attached Garage: 1

Garage Spaces: 2

Basement: Unfinished

Roof: Asphalt

Windows: Screens, Egress Window

Architectural Style: Ranch

Interior Features



Floor Covering: Carpet, Ceramic Tile, Hardwood

Heating: Forced Air, Natural Gas

Cooling: Central Air

Appliances: Dishwasher, Microwave, Range

Fireplace: 1

Interior Features: Walk-In Closet(s), Ceramic Tile Bath

Above Grade Finished Area Source: Builder

Laundry Features: Electric Dryer Hookup, Laundry Room, Main Level, Washer Hookup

Bathrooms Full: 2

Exterior Features

Parking: Attached, Driveway, Garage Door Opener

Exterior Features: Drive-Paved, Lighting

Lot Size Units: Acres

Lot Size Area: 0.27

Lot Features: Sprinklers In Front, Sprinklers In Rear

Amenities & Features

Utilities: Underground Utilities **Sewer:** Public Sewer

Water: Public

Electric: 200+ Amp Service

HOA Amenities: None

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

Fees

HOA Fee: \$250

HOA Fee Frequency: Monthly

HOA Fee Includes: Maintenance Grounds, Snow Removal

Financial

Possession: At Closing

Special Listing Conditions: Standard



School Information

High School: Shenendehowa

High School District: Shenendehowa

