

2 HIDDEN POND WAY, MOREAU, NY 12831

https://fallatigroup.com

Welcome to the Preserve! Cerrone Builders exclusive new Moreau development! Located near Moreau state park, and minutes to the Northway for an easy commute! Phase 1 has 12 lots, come choose yours today!! Offering this custom ranch with 3 bedrooms & 2 Baths. Open floor plan, with beautiful kitchen w huge pantry and breakfast nook, formal dining and living room w beautiful fireplace & covered back porch. Primary suite with walk in closet and private bath. 2 additional good sized bedrooms and 2nd full bath on the other side allowing ultimate privacy. Laundry room & mud room, 2 car garage and full basement. Beautiful 1+ acre lot w Hydro seeded lawn, IG sprinklers, paved driveways & landscape package! Don't miss out on [...]

- 3 hads
- Single Family Residence
- Residential
- Active

Basics



Date added: Added 2 years ago **List Office Name:** Hunt ERA

List Agent Office Phone: 518-361-2923

County: Saratoga

Lot Size Acres: 1.25 acres **Type:** Single Family Residence

Status: Active

Bedrooms: 3 beds **Year built:** 2024 **MLS ID:** 202414138

List Agent Email: jennmball@yahoo.com

Days On Market: 1

Living Area sqft: 1712 Category: Residential New Construction: 1

Total Rooms: 8

Half baths: 0 half baths **Zoning:** Single Residence

Patio & Porch: Rear Porch, Covered

Directions

Directions: Old Saratoga Road to Hidden Pond Way, left on Lookout Circle

Building Details

Construction Materials: Drywall, Vinyl

Siding

Garage: 1 Attached Garage: 1

Garage Spaces: 2 Basement: Full, Interior Entry

Roof: Shingle **Architectural Style:** Craftsman, Custom, Ranch

Interior Features

Floor Covering: Carpet, Hardwood, Tile **Heating:** Forced Air, Propane

Cooling: Central Air **Fireplace:** 1

Fireplace Features: Living Room Interior Features: Walk-In Closet(s), Ceramic

Tile Bath, Kitchen Island

Above Grade Finished Area Source: Laundry Features: Main Level

Bathrooms Full: 2 Bathrooms Total: 2



Builder

Exterior Features

Parking: Attached, Driveway, Garage Door Opener, Exterior Features: Drive-Paved, Other

Paved

Lot Size Units: Acres **Lot Size Area:** 1.25

Amenities & Features

Utilities: Underground Utilities **Sewer:** Septic Tank

Water: Drilled Well Electric: Underground, 200+ Amp Service

HOA Amenities: None

Fees

HOA Fee: \$144 **HOA Fee Frequency:** Monthly

HOA Fee Includes: Trash

Additional

Buyer Agency Compensation: 2.50 Sub Agency

Compensation: 0.00

Compensation Disclaimer: The listing broker's offer of compensation is made only to participants of the MLS where the

listing is filed.

Financial

Possession: At Closing Special Listing Conditions: Standard

Tax Block: 2 Tax Lot: 1

Tax Tract: 89.9



School Information

High School: South Glens Falls **High School District:** South Glens Falls

