



**\$675,000**

## **23 MARCEL ROAD, HALFMOON, NY 12065**

<https://fallatigroup.com>

Welcome to 23 Marcel Rd! This spacious custom Colonial with its dreamy oversized front porch offers both traditional charm and modern updates throughout. The main floor features a sun-filled formal living room with abundant windows and hardwood floors, a dining room and an office with glass French doors. The custom kitchen boasts a generous island, large pantry and seamless flow into the family room highlighted by an updated gas fireplace with hearth. A sliding glass door provides easy access to the backyard, while a full bath with shower and a convenient mudroom with laundry complete the first floor. Upstairs, an open staircase overlooks the foyer and leads to four generously sized bedrooms. The primary suite features a vaulted ceiling, walk-in closet, and [...]

- 4 beds
- 3 baths
- Single Family Residence
- Residential
- Pending

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### **Basics**



**Date added:** Added 1 month ago  
**List Office Name:** Howard Hanna Capital Inc  
**List Agent Office Phone:** 518-331-8525  
**County:** Saratoga  
**Lot Size Acres:** 0.46 acres  
**Category:** Residential  
**Status:** Pending  
**Bedrooms:** 4 beds  
**Half baths:** 0 half baths

**MLS ID:** 202613471  
**List Agent Email:** cathycooley@howardhanna.com  
**Days On Market:** 4  
**Living Area sqft:** 3350  
**Lot Size Dimensions:** 100 x200  
**Type:** Single Family Residence  
**Total Rooms:** 12  
**Bathrooms:** 3 baths  
**Year built:** 1996

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## Directions

**Directions:** From the Northway take exit 8A for Grooms Rd. Turn right onto Grooms Rd, turn left onto Halfmoon Pkwy and right onto Plant rd. Make a right onto Marcel Rd. House will be on your left.

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## Building Details

**Construction Materials:** Vinyl Siding  
**Garage:** 1  
**Garage Spaces:** 2  
**Roof:** Asphalt  
**Fencing:** Fenced

**Patio & Porch:** Deck, Porch  
**Attached Garage:** 1  
**Basement:** Full  
**Architectural Style:** Colonial

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## Interior Features



**Floor Covering:** Carpet, Ceramic Tile, Hardwood

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** Paddle Fan, Vaulted Ceiling(s), Walk-In Closet(s), Ceramic Tile Bath, Chair Rail, Crown Molding, Eat-in Kitchen, Kitchen Island

**Laundry Features:** Laundry Room, Main Level

**Heating:** Forced Air, Natural Gas

**Appliances:** Dishwasher, Disposal, Humidifier, Microwave, Oven, Range, Refrigerator, Washer/Dryer

**Fireplace Features:** Family Room, Gas

**Above Grade Finished Area Source:** CRS

**Bathrooms Full:** 3

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## Exterior Features

**Parking:** Attached, Driveway

**Lot Size Units:** Acres

**Lot Features:** Level, Landscaped

**Exterior Features:** Lighting

**Lot Size Area:** 0.46

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## Amenities & Features

**Utilities:** Cable Available

**Water:** Public

**Sewer:** Public Sewer

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## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$9,607

**Special Listing Conditions:** Standard

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## School Information

**High School:** Shenendehowa

**High School District:** Shenendehowa

