



\$340,000

26 BIRCHWOOD DRIVE, HALFMOON, NY 12065

<https://fallatigroup.com>

Tucked into one of Clifton Park's most sought-after and convenient pockets, this inviting 4-bedroom, 2-full-bath ranch delivers the rare combination of privacy and proximity. Step outside your door and you're minutes from local favorites, everyday shopping and major routes. Inside, refinished hardwood floors add warmth throughout, paired with freshly painted cabinetry and butcher block countertops that bring both style and function to the heart of the home. Just off the garage, an updated mudroom area is complemented by a new, larger full bath. The fenced, private yard paired with a charming screened porch offers the perfect setting for relaxing or entertaining. A properly maintained furnace, central air, and whole-house generator provide reliable year-round performance. Easy one-level living is complemented by ample basement [...]

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



Basics

Date added: Added 2 months ago

List Office Name: Monticello

List Agent Office Phone: 518-526-3440

County: Saratoga

Lot Size Acres: 0.21 acres

Type: Single Family Residence

Total Rooms: 10

Bathrooms: 2 baths

Year built: 1960

MLS ID: 202610202

List Agent Email: nirisa.adams@gmail.com

Days On Market: 9

Living Area sqft: 1300

Category: Residential

Status: Pending

Bedrooms: 4 beds

Half baths: 0 half baths

Virtual Tour

Virtual Tour: <https://app.doaudiotours.com/branded?id=15801&lang=en-US>

Directions

Directions: From I-87 head east on Grooms Rd, right on Birchwood Drive.

Building Details

Construction Materials: Aluminum Siding

Attached Garage: 1

Basement: Full, Unfinished

Architectural Style: Ranch

Patio & Porch: Screened

Garage Spaces: 1

Roof: Asphalt

Fencing: Back Yard

Interior Features



Floor Covering: Hardwood, Vinyl

Cooling: Central Air

Interior Features: High Speed Internet, Eat-in Kitchen

Laundry Features: In Basement

Heating: Forced Air, Natural Gas

Appliances: Dishwasher, Disposal, Gas Water Heater, Microwave, Range, Refrigerator, Washer/Dryer

Above Grade Finished Area Source: Public Records

Bathrooms Full: 2

Exterior Features

Parking: Attached, Driveway, Off Street

Lot Size Units: Acres

Lot Features: Level, Cleared, Landscaped

Exterior Features: Drive-Paved

Lot Size Area: 0.21

Amenities & Features

Sewer: Public Sewer

Electric: 200+ Amp Service

Water: Public

Financial

Possession: At Closing

Tax Annual Amount: \$3,639.60

Tax Lot: 67.000

Special Listing Conditions: Standard

Tax Block: 2

Tax Tract: 278.04

School Information

High School: Shenendehowa

High School District: Shenendehowa

