



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 [...]

\$340,000

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



Basics

Date added: Added 3 days ago	MLS ID: 202610202
List Office Name: Monticello	List Agent Email: nirisa.adams@gmail.com
List Agent Office Phone: 518-526-3440	Days On Market: 3
County: Saratoga	Living Area sqft: 1300
Lot Size Acres: 0.21 acres	Category: Residential
Type: Single Family Residence	Status: Active
Total Rooms: 10	Bedrooms: 4 beds
Bathrooms: 2 baths	Half baths: 0 half baths
Year built: 1960	

Directions

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

Building Details

Construction Materials: Aluminum Siding	Patio & Porch: Screened
Attached Garage: 1	Garage Spaces: 1
Basement: Full, Unfinished	Roof: Asphalt
Architectural Style: Ranch	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

