



**\$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
- Active



## Basics

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

## Directions

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

## Building Details

<b>Construction Materials:</b> Aluminum Siding	<b>Patio &amp; Porch:</b> Screened
<b>Attached Garage:</b> 1	<b>Garage Spaces:</b> 1
<b>Basement:</b> Full, Unfinished	<b>Roof:</b> Asphalt
<b>Architectural Style:</b> Ranch	<b>Fencing:</b> 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

