



\$449,000

## MOREAU, NY,

<https://fallatigroup.com>

Open House Sat 4/13 & Sun 4/14 noon-2pm. Nestled in the picturesque Woodscape development, this spacious 4-bedroom, 2.5-bathroom Colonial boasts elegance and comfort. Situated on a nearly half-acre lot, it offers ample space for relaxation & entertainment. The welcoming neighborhood is conveniently close to I87, making commuting a breeze. Inside, the home features modern amenities such as stainless steel appliances including a range, dishwasher, and a refrigerator w/water dispenser. Wait there's more - an irrigation system, first floor washer/dryer, and a mudroom off the garage. The nicely finished basement provides extra living space for various needs. Stay cozy with the natural gas forced hot air furnace, complemented by a new AC and hot water tank. Don't wait to call this property home

- 4 beds
- Single Family Residence
- Residential
- Active

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## Basics



**Date added:** Added 4 months ago  
**List Office Name:** Julie & Co Realty, LLC  
**County:** Saratoga  
**Subdivision Name:** Woodscape  
**Lot Size Dimensions:** 128 x 171  
**Type:** Single Family Residence  
**Total Rooms:** 12  
**Half baths:** 1 half bath  
**Zoning:** Single Residence

**MLS ID:** 202414886  
**List Agent Email:** ErinSRealtor@gmail.com  
**Living Area sqft:** 2460  
**Lot Size Acres:** 0.48 acres  
**Category:** Residential  
**Status:** Active  
**Bedrooms:** 4 beds  
**Year built:** 2005

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## Directions

**Directions:** I87 to Exit 17, head north on State Route 9 and take a right onto State Route 197. At traffic light take a left onto State Rte. 32/Gansevoort Road. Second left onto Alde Ln. Left onto Sage Lane, #26 is second on the left.

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## Building Details

**Construction Materials:** Vinyl Siding  
**Garage:** 1  
**Garage Spaces:** 2  
**Architectural Style:** Colonial

**Patio & Porch:** Covered, Porch  
**Attached Garage:** 1  
**Basement:** Finished, Full

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## Interior Features

**Heating:** Forced Air, Natural Gas  
**Appliances:** Dishwasher, Electric Oven, Microwave, Range, Range Hood, Refrigerator, Washer/Dryer  
**Bathrooms Full:** 2

**Cooling:** Central Air  
**Above Grade Finished Area Source:** Public Records  
**Bathrooms Total:** 3



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## Exterior Features

**Parking:** Attached, Garage Door Opener

**Lot Size Units:** Acres

**Exterior Features:** None

**Lot Size Area:** 0.48

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## Amenities & Features

**Sewer:** Septic Tank

**HOA Amenities:** None

**Water:** Public

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## Fees

**HOA Fee:** \$30

**HOA Fee Includes:** Sewer

**HOA Fee Frequency:** Monthly

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## 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.

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## Financial

**Special Listing Conditions:** No Disclosures

**Tax Annual Amount:** \$4,903

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## School Information



**Elementary School:** Tanglewood

**High School:** South Glens Falls

**High School District:** South Glens Falls

