



**\$1,200,000**

## **264 UPPER NEWTOWN ROAD, HALFMOON, NY 12118**

<https://fallatigroup.com>

Prime 30-acre development opportunity in Halfmoon! Welcome to 264 Upper Newtown Rd, a rare 30.9-acre parcel offering incredible potential for a lucrative residential subdivision. Located in the highly sought-after Shenendehowa school district, this property is a developer's dream. With continuous demand for new housing in the Capital Region, this expansive land provides the perfect canvas for a custom neighborhood or an exclusive luxury enclave. The property features excellent road access and a footprint ideal for multiple generous lot configurations.

Additionally, the site includes an existing 3-bedroom, 2-bathroom home, providing valuable holding income as a rental or utility as a site office during the planning and approval phases. Situated in a tranquil country setting, this strategic location is just minutes from local amenities [...]

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



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## Basics

**Date added:** Added 3 months ago

**List Office Name:** Vera Cohen Realty, LLC

**List Agent Office Phone:** 518-932-3966

**County:** Saratoga

**Lot Size Acres:** 30.9 acres

**Type:** Single Family Residence

**Total Rooms:** 9

**Bathrooms:** 2 baths

**Year built:** 1994

**MLS ID:** 202613407

**List Agent Email:** swagner@veracohenrealty.com

**Days On Market:** 20

**Living Area sqft:** 1728

**Category:** Residential

**Status:** Active

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

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## Directions

**Directions:** Heading east onto NY-146 East, continue straight along the route as you cross into Halfmoon. Once you reach the intersection with Upper Newtown Road, make a right turn. Continue down Upper Newtown Road for a short distance, and you will arrive at the 30-acre property located at 264 Upper Newtown Road.

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## Building Details

**Construction Materials:** Aluminum Siding, Vinyl Siding

**Basement:** Full, Other, Unfinished

**Garage Spaces:** 4

**Architectural Style:** Ranch

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## Interior Features

**Heating:** Forced Air

**Appliances:** None

**Bathrooms Full:** 2

**Cooling:** None

**Above Grade Finished Area Source:** CRS



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## Exterior Features

**Exterior Features:** Barn

**Lot Size Units:** Acres

**Lot Size Area:** 30.9

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## Amenities & Features

**Sewer:** Septic Tank

**Water:** Public

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## Financial

**Special Listing Conditions:** Standard

**Tax Annual Amount:** \$6,143

**Tax Block:** 1

**Tax Lot:** 74.000

**Tax Tract:** 273.00

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## School Information

**High School:** Shenendehowa

**High School District:** Shenendehowa

