



\$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



Basics

Date added: Added 3 days ago

MLS ID: 202613407

List Office Name: Vera Cohen Realty, LLC

List Agent Email: swagner@veracohenrealty.com

List Agent Office Phone: 518-932-3966

County: Saratoga

Living Area sqft: 1728

Lot Size Acres: 30.9 acres

Category: Residential

Type: Single Family Residence

Status: Active

Total Rooms: 9

Bedrooms: 3 beds

Bathrooms: 2 baths

Half baths: 0 half baths

Year built: 1994

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.

Building Details

Construction Materials: Other

Garage Spaces: 4

Basement: Other

Architectural Style: Other

Interior Features

Heating: Other

Cooling: Other

Appliances: Other

Above Grade Finished Area Source: CRS

Bathrooms Full: 2

Exterior Features



Exterior Features: Other

Lot Size Units: Acres

Lot Size Area: 30.9

Amenities & Features

Sewer: Septic Tank

Water: Public

Electric: Other

Financial

Special Listing Conditions: Other, Standard

Tax Annual Amount: \$6,143

Tax Block: 1

Tax Lot: 74.000

Tax Tract: 273.00

School Information

High School: Shenendehowa

High School District: Shenendehowa

