



28 BIRCHWOOD DRIVE, HALFMOON, NY 12065

<https://fallatigroup.com>

OH Sat 10/19 1pm to 3pm! Bring your toothbrush—that's all you'll need! Move-in ready, remodeled ranch-style home is perfect for first-time buyers or downsizers. Features 2 bedrooms & bonus room used as a walk-in closet/dressing room. The new kitchen boasts a high-top breakfast bar, walk-in pantry and dining area. Recent updates; energy-efficient windows, LVT flooring, fresh paint, and a beautifully redone tiled bathroom. The spacious full basement offers easy finishing potential and ample storage. Your private fenced yard is an oasis with a pergola-covered patio, a new vinyl deck with a built-in hot tub, above-ground pool, plus plenty of parking and two storage sheds. Conveniently located in Halfmoon, close to shopping, bus lines, highways in Shen schools!

\$299,900

- 2 beds
- Single Family Residence
- Residential
- Active

Basics



Date added: Added 18 hours ago

MLS ID: 202427581

List Office Name: McCurdy Real Estate Group, Inc

List Agent Email:
dmccurdy@mccurdyrealestate.com

List Agent Office Phone: 518-441-3538

County: Saratoga

Living Area sqft: 1118

Lot Size Acres: 0.28 acres

Lot Size Dimensions: 139' x 96' x 123' x 91'

Category: Residential

Type: Single Family Residence

Status: Active

Total Rooms: 5

Bedrooms: 2 beds

Half baths: 0 half baths

Year built: 1962

Zoning: Single Residence

Directions

Directions: Route 9 to Grooms Rd, left on Birchwood Dr. Home will be on the left. If using GPS, please enter Halfmoon NOT Clifton Park. It is close to the Halfmoon Diner on Rt. 9 - One block in.

Building Details

Construction Materials: Vinyl Siding

Patio & Porch: Deck

Basement: Full, Sump Pump, Unfinished

Roof: Asphalt, Shingle

Windows: ENERGY STAR Qualified Windows

Property Condition: Updated/Remodeled

Architectural Style: Ranch

Doors: Sliding Doors

Fencing: Fenced, Privacy

Interior Features



Floor Covering: Tile

Cooling: Window Unit(s)

Interior Features: High Speed Internet, Walk-In Closet(s), Eat-in Kitchen

Laundry Features: In Basement

Bathrooms Total: 1

Heating: Forced Air, Natural Gas

Appliances: Dishwasher, Microwave, Range, Refrigerator

Above Grade Finished Area Source: CRS

Bathrooms Full: 1

Exterior Features

Parking: Driveway, Off Street, Paved **Exterior Features:** Drive-Paved, Lighting

Lot Size Units: Acres

Lot Size Area: 0.28

Lot Features: Level, Landscaped

Amenities & Features

Utilities: Cable Available, Underground Utilities

Sewer: Public Sewer

Water: Supplemental Well, Public

Electric: 200+ Amp Service

Financial

Possession: At Closing

Special Listing Conditions: Standard

Tax Annual Amount: \$3,537

Tax Block: 2

Tax Lot: 72.000

Tax Tract: 278.04

School Information

Elementary School: Skano

High School: Shenendehowa

High School District: Shenendehowa

