



\$899,900

29 CANAL ROAD, HALFMOON, NY 12065

<https://fallatigroup.com>

Opportunities like this are rare, combining a premier location in Saratoga County with sweeping views and exceptional privacy. Ideally situated within the Capital Region, this 3,300+ square-foot residence is set on 1.7 private acres, elevated high above the landscape to capture breathtaking, unobstructed views of the Mohawk River. Spanning three levels of thoughtfully designed living space, the home is filled with natural light thanks to expansive windows on every floor. Soaring ceilings and an open, airy layout create a striking first impression, while the seamless flow makes both everyday living and entertaining effortless. Enjoy panoramic river views from nearly every vantage point—whether gathered in the dining room, relaxing by the fireplace, unwinding in the loft, or hosting guests in the finished lower [...]

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

Basics



Date added: Added 2 days ago

MLS ID: 202615621

List Office Name: Coldwell Banker
Prime Properties

List Agent Email:
natalie.amsler@coldwellbankerprime.com

List Agent Office Phone:
518-366-2495

County: Saratoga

Living Area sqft: 2364

Lot Size Acres: 1.7 acres

Category: Residential

Type: Single Family Residence

Status: Active

Total Rooms: 13

Bedrooms: 3 beds

Bathrooms: 4 baths

Half baths: 1 half bath

Year built: 2000

Zoning: Single Residence

Directions

Directions: Rte 9 South - Right on Crescent Vischer Ferry, left on Canal.

Building Details

Construction Materials: Vinyl Siding **Patio & Porch:** Composite Deck, Patio

Garage: 1

Attached Garage: 1

Garage Spaces: 2

Basement: Exterior Entry, Finished, Heated, Interior Entry, Walk-Out Access

Roof: Asphalt

Windows: Skylight(s), Wood Frames

Architectural Style: Contemporary

Doors: French Doors

Fencing: None

Interior Features



Floor Covering: Carpet, Ceramic Tile, Hardwood

Cooling: Central Air

Fireplace: 1

Interior Features: High Speed Internet, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound, Cathedral Ceiling(s), Ceramic Tile Bath

Laundry Features: Laundry Room, Main Level

Heating: Baseboard, Electric, Oil, Propane

Appliances: Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer, Water Softener

Fireplace Features: Bedroom, Family Room, Gas

Above Grade Finished Area Source: Public Records

Bathrooms Full: 3

Exterior Features

Parking: Attached, Driveway, Garage Door Opener, Paved, Workshop in Garage

Lot Size Units: Acres

Lot Features: Rolling Slope, Sloped, Views, Cleared, Landscaped

Exterior Features: Drive-Paved

Lot Size Area: 1.7

View: River, Water

Amenities & Features

Utilities: Cable Available

Sewer: Septic Tank

Water: Public

Electric: 200+ Amp Service

Spa: Jet Tub

Waterfront Features: Lake/River Across Rd, River Front, Permit Required

Body of Water: Mohawk River **Other Equipment:** Fuel Tank(s)

Financial

Possession: At Closing

Special Listing Conditions: Standard

Tax Annual Amount: \$6,353.78

Tax Block: 2

Tax Lot: 24.000

Tax Tract: 284.02



School Information

Elementary School: Okte

High School: Shenendehowa

High School District: Shenendehowa

