



\$795,000

29 CANAL ROAD, HALFMOON, NY 12065

<https://fallatigroup.com>

Welcome to this exceptional waterfront property! Don't miss the rare opportunity to own a truly remarkable home offering sweeping panoramic views of the picturesque Mohawk River. Privately situated, this stunning residence captures breathtaking water views from nearly every room, creating a peaceful and scenic retreat unlike any other. An extraordinary offering for boating enthusiasts and those seeking the perfect balance of tranquility, natural beauty, and waterfront living. Ideally located in Saratoga County within the award-winning Shenendehowa School District, this property combines privacy, lifestyle, and convenience in one exceptional setting. Enjoy easy access to everyday conveniences including shopping, popular eateries, a fresh fish market, local butcher, and so much more — all just minutes away.

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

Basics



Date added: Added 2 months 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

Days On Market: 16

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

