



\$655,995

3 BLUE RIDGE DRIVE, HALFMOON, NY 12065

<https://fallatigroup.com>

Welcome home! Our best selling ranch floorplan is now move in ready. 3 bedrooms, 2 full bathrooms and over 1900 sq ft on one floor. The house features warm, earthy tones and neutral finishes. The gourmet kitchen has a large corner pantry, quartz countertops and tile backsplash with SS appliances and a gas range. The primary suite features 2 walk in closets and plenty of natural light. Additionally, the primary bath has a tiled shower, quartz countertops and more. Paver patio and composite stairs added to the back. House can close quickly! Limited time incentive - mortgage buydown. Call listing agent for more information.

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

Basics



Date added: Added 3 months ago

List Office Name: Abele Home Realty

List Agent Office Phone: 518-491-1173

County: Saratoga

Lot Size Acres: 0.21 acres

Type: Single Family Residence

Total Rooms: 9

Bathrooms: 2 baths

Year built: 2024

MLS ID: 202512818

List Agent Email: maureenabele@gmail.com

Days On Market: 111

Living Area sqft: 1919

Category: Residential

Status: Pending

Bedrooms: 3 beds

Half baths: 0 half baths

Directions

Directions: From North - Take I87, take exit 9E toward Halfmoon onto RT-146 E, Continue on RT-146 for 2.25 miles. Turn right onto Route 236 for 0.53 miles. Turn left onto Betts Ln and the community is up the hill. Continue down Magnolia to Blue Ridge Circle

Building Details

Construction Materials: Stone, Vinyl Siding

Garage: 1

Garage Spaces: 2

Roof: Shingle

Architectural Style: Ranch

Patio & Porch: Front Porch

Attached Garage: 1

Basement: Unfinished

Windows: Shutters, Display Window(s), Egress Window

Interior Features



Floor Covering: Carpet, Ceramic Tile, Hardwood	Heating: Forced Air, Natural Gas
Cooling: Central Air	Appliances: Disposal, Gas Water Heater, Microwave, Range Hood
Fireplace: 1	Interior Features: Walk-In Closet(s), Ceramic Tile Bath, Kitchen Island
Above Grade Finished Area Source: Builder	Laundry Features: Electric Dryer Hookup, Laundry Room, Main Level, Washer Hookup
Bathrooms Full: 2	Bathrooms Total: 2

Exterior Features

Parking: Attached, Driveway, Garage Door Opener	Exterior Features: Drive-Paved, Lighting
Lot Size Units: Acres	Lot Size Area: 0.21
Lot Features: Level, Sprinklers In Front, Sprinklers In Rear, Cul-De-Sac	

Amenities & Features

Utilities: Underground Utilities	Sewer: Public Sewer
Water: Public	Electric: 200+ Amp Service
HOA Amenities: None	

Fees

HOA Fee: \$249	HOA Fee Frequency: Monthly
HOA Fee Includes: Maintenance Grounds, Snow Removal	

Financial

Possession: At Closing	Special Listing Conditions: Standard
-------------------------------	---



School Information

High School: Shenendehowa

High School District: Shenendehowa

