



**\$498,000**

### **3 ELENA COURT, HALFMOON, NY 12118**

<https://fallatigroup.com>

Brand new - This beautifully designed ranch style end unit townhouse offers 2 bedrooms, 2 full baths, and 1,630 sq ft of bright and open one-level living space with a full basement with egress window if more space is needed. The cul-de-sac location in the Swatling Falls community offers a peaceful setting with great meadow views and a maintenance free lifestyle. Full of desirable features including a spacious primary suite, great kitchen with island for entertaining, enjoy the rear covered porch and the cozy living room gas fireplace, laundry room including new washer and dryer, efficient tankless water heater and the list goes on. The Swatling Falls neighborhood offers walking paths and easy access to nearby parks, including the Swatling Falls Nature [...]

- 2 beds
- 2 baths
- Townhouse
- Residential
- Active

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## **Basics**



**Date added:** Added 1 month ago  
**List Office Name:** REMAX Solutions  
**Days On Market:** 20  
**Living Area sqft:** 1630  
**Lot Size Acres:** 0.19 acres  
**Category:** Residential  
**Status:** Active  
**Bedrooms:** 2 beds  
**Half baths:** 0 half baths

**MLS ID:** 202611166  
**List Agent Email:** fgbruno@aol.com  
**County:** Saratoga  
**Subdivision Name:** Swatling Falls  
**Lot Size Dimensions:** 8254  
**Type:** Townhouse  
**Total Rooms:** 8  
**Bathrooms:** 2 baths  
**Year built:** 2025

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## Directions

**Directions:** Exit 9, East on Route 146, take left at New Country Toyota then immediate right on Upper Newtown Rd to Elena Ct on right.

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## Building Details

**Construction Materials:** Stone, Vinyl Siding  
**Garage:** 1  
**Garage Spaces:** 2  
**Roof:** Asphalt, Shingle  
**Architectural Style:** Ranch  
**Fencing:** None

**Patio & Porch:** Rear Porch, Covered, Front Porch  
**Attached Garage:** 1  
**Basement:** Full, Interior Entry  
**Windows:** Egress Window  
**Doors:** Sliding Doors

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## Interior Features



**Floor Covering:** Carpet, Ceramic Tile, Other

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** High Speed Internet, Walk-In Closet(s), Ceramic Tile Bath, Kitchen Island, Built-in Features

**Laundry Features:** Laundry Room, Main Level

**Heating:** Forced Air, Natural Gas

**Appliances:** Dishwasher, Electric Oven, Gas Water Heater, Microwave, Range, Refrigerator, Tankless Water Heater, Washer/Dryer

**Fireplace Features:** Gas, Living Room

**Above Grade Finished Area Source:** Plans

**Bathrooms Full:** 2

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## Exterior Features

**Parking:** Attached, Paved

**Lot Size Units:** Acres

**Lot Features:** Level, Cul-De-Sac, Landscaped

**Exterior Features:** Drive-Paved, Lighting

**Lot Size Area:** 0.19

**View:** Meadow

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## Amenities & Features

**Sewer:** Public Sewer

**Electric:** Underground, 200+ Amp Service, Circuit Breakers

**Security Features:** Smoke Detector(s), Carbon Monoxide Detector(s)

**Water:** Public

**HOA Amenities:** None

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## Fees

**HOA Fee:** \$2,626

**HOA Fee Includes:** Maintenance Grounds, Snow Removal, Trash

**HOA Fee Frequency:** Annually

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## Financial



**Possession:** At Closing

**Tax Annual Amount:** \$9,000

**Tax Lot:** 1.1

**Special Listing Conditions:** Standard

**Tax Block:** 1

**Tax Tract:** 273.11

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## School Information

**Elementary School:** Shatekon

**High School District:** Shenendehowa

**High School:** Shenendehowa

