



\$664,900

3 HIDDEN POND WAY, MOREAU, NY 12831

<https://fallatigroup.com>

Welcome to the Preserve! Cerrone Builders exclusive new Moreau development! Located minutes to the Northway for an easy commute to Saratoga & Lake George! Phase 1 has 12 lots, come choose yours today!! Offering this Custom ranch with 3 bedrooms & 2 Baths. Open floor plan, with beautiful kitchen w breakfast nook & island, formal dining, living room w fireplace & screened back porch. Primary suite with walk in closet and private bath. 2 additional good sized bedrooms and 2nd full bath on the other side of home allowing ultimate privacy. Laundry area & huge mud room, 2 car garage and full basement. Beautiful 1+ acre lot w Hydro seeded lawn, IG sprinklers, paved driveways & landscape package! Don't miss out on [...]

- 3 beds
- Single Family Residence
- Residential
- Active

Basics



Date added: Added 1 year ago
List Office Name: Hunt ERA
List Agent Office Phone: 518-361-2923
County: Saratoga
Subdivision Name: The Preserve
Category: Residential
Status: Active
Bedrooms: 3 beds
Year built: 2024

MLS ID: 202414515
List Agent Email: jennmball@yahoo.com
Days On Market: 1
Living Area sqft: 1842
Lot Size Acres: 1.26 acres
Type: Single Family Residence
Total Rooms: 8
Half baths: 0 half baths
Zoning: Single Residence

Directions

Directions: Old Saratoga Road to Hidden Pond Way <https://preserveatoldsaratoga.com/>

Building Details

Construction Materials: Drywall, Vinyl Siding	Patio & Porch: Rear Porch, Screened, Covered, Front Porch
Garage: 1	Attached Garage: 1
Garage Spaces: 2	Basement: Full, Interior Entry
Roof: Shingle	Architectural Style: Craftsman, Custom, Ranch

Interior Features

Floor Covering: Carpet, Ceramic Tile, Hardwood	Heating: Forced Air, Propane
Cooling: Central Air	Fireplace: 1
Fireplace Features: Living Room	Interior Features: Walk-In Closet(s), Ceramic Tile Bath, Kitchen Island
Bathrooms Full: 2	Bathrooms Total: 2



Exterior Features

Parking: Attached, Driveway, Garage Door Opener, Paved

Exterior Features: Drive-Paved, Other

Lot Size Units: Acres

Lot Size Area: 1.26

Lot Features: Sprinklers In Front, Sprinklers In Rear, Landscaped

Amenities & Features

Utilities: Underground Utilities

Sewer: Septic Tank

Water: Drilled Well

Electric: 200+ Amp Service

HOA Amenities: None

Fees

HOA Fee: \$144

HOA Fee Frequency: Monthly

HOA Fee Includes: Trash

Additional

Buyer Agency Compensation: 2.50

Sub Agency Compensation: 0.00

Compensation Disclaimer: The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

Financial



Possession: At Closing

Tax Block: 1

Tax Tract: 89.10

Special Listing Conditions: Standard

Tax Lot: 3

School Information

High School: South Glens Falls

High School District: South Glens Falls

