



**\$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

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

## Interior Features

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



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## Exterior Features

<b>Parking:</b> Attached, Driveway, Garage Door Opener, Paved	<b>Exterior Features:</b> Drive-Paved, Other
<b>Lot Size Units:</b> Acres	<b>Lot Size Area:</b> 1.26
<b>Lot Features:</b> Sprinklers In Front, Sprinklers In Rear, Landscaped	

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## Amenities & Features

<b>Utilities:</b> Underground Utilities	<b>Sewer:</b> Septic Tank
<b>Water:</b> Drilled Well	<b>Electric:</b> 200+ Amp Service
<b>HOA Amenities:</b> None	

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## Fees

<b>HOA Fee:</b> \$144	<b>HOA Fee Frequency:</b> Monthly
<b>HOA Fee Includes:</b> Trash	

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## Additional

<b>Buyer Agency Compensation:</b> 2.50	<b>Sub Agency Compensation:</b> 0.00
<b>Compensation Disclaimer:</b> The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.	

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## 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

