

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 hads
- Single Family Residence
- Residential
- Active

Basics



Date added: Added 2 years 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

Garage: 1

Garage Spaces: 2

Roof: Shingle

Patio & Porch: Rear Porch, Screened, Covered, Front

Porch

Attached Garage: 1

Basement: Full, Interior Entry

Architectural Style: Craftsman, Custom, Ranch

Interior Features

Floor Covering: Carpet, Ceramic Tile,

Hardwood

Cooling: Central Air

Fireplace Features: Living Room

Bathrooms Full: 2

Heating: Forced Air, Propane

Fireplace: 1

Interior Features: Walk-In Closet(s), Ceramic

Tile Bath, Kitchen Island

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 **Special Listing Conditions:** Standard

Tax Lot: 3

Tax Block: 1

Tax Tract: 89.10

School Information

High School: South Glens Falls **High School District:** South Glens Falls

