



**\$695,900**

## **30 MAGNOLIA DRIVE, HALFMOON, NY 12065**

<https://fallatigroup.com>

Quick Move in New Construction, Ready Early 2025! This popular 4BR 2.5Bath Colonial features many upgrades throughout the home. Open concept main floor with an extended Great Room provides ample room for gatherings. The custom kitchen design with open shelving is sure to add enhanced character and charm to the space. The Primary suite features a cathedral ceiling in the bedroom, and a deluxe bath with a free standing soaking tub that is sure to impress. Situated in the historic, charming, and centrally located town of Halfmoon, this is the perfect location. Conveniently located across Route 236 from the Halfmoon town park, Juniper Ridge is close to great shopping, dining and the Northway. Call to Schedule a tour today!

- 4 beds
- Single Family Residence
- Residential
- Active

### **Basics**



**Date added:** Added 2 months ago  
**List Office Name:** Peter J Belmonte Jr  
**List Agent Office Phone:** 518-791-1100  
**County:** Saratoga  
**Lot Size Acres:** 0.23 acres  
**Type:** Single Family Residence  
**Status:** Active  
**Bedrooms:** 4 beds

**MLS ID:** 202422479  
**List Agent Email:** jbrisbin@belmontebuilders.com  
**Days On Market:** 5  
**Living Area sqft:** 2576  
**Category:** Residential  
**New Construction:** 1  
**Total Rooms:** 10  
**Half baths:** 1 half bath

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## Directions

**Directions:** I-87 Exit 9 Clifton Park to 146E, continue on 146 turn right on Route 236, left on Betts Ln.

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## Building Details

**Construction Materials:** Drywall, Vinyl Siding

**Garage:** 1

**Basement:** Full, Unfinished

**Windows:** Screens, Egress Window, ENERGY STAR Qualified Windows, Garden Window(s)

**Doors:** ENERGY STAR Qualified Doors

**Patio & Porch:** Front Porch

**Garage Spaces:** 2

**Roof:** Shingle

**Architectural Style:** Colonial, Contemporary, Craftsman, Traditional

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## Interior Features



**Floor Covering:** Carpet, Ceramic Tile, Hardwood, Tile, Vinyl, Wood

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** Vaulted Ceiling(s), Walk-In Closet(s), Built-in Features, Cathedral Ceiling(s), Ceramic Tile Bath, Eat-in Kitchen, Kitchen Island

**Laundry Features:** Electric Dryer Hookup, Laundry Room, Upper Level

**Bathrooms Total:** 3

**Heating:** Forced Air, Natural Gas

**Appliances:** Dishwasher, Disposal, ENERGY STAR Qualified Appliances, Gas Water Heater, Humidifier, Microwave, Oven, Range, Range Hood, Refrigerator

**Fireplace Features:** Family Room, Gas

**Above Grade Finished Area Source:** Estimated

**Bathrooms Full:** 2

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## Exterior Features

**Parking:** Driveway, Garage Door Opener, Off Street, Paved

**Lot Size Units:** Acres

**Lot Features:** Level, Meadow, Sprinklers In Front, Views, Cleared

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

**Lot Size Area:** 0.23

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## Amenities & Features

**Sewer:** Public Sewer

**Electric:** Underground

**Other Equipment:** Irrigation Equipment

**Water:** Other, Public

**HOA Amenities:** None

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## Fees

**HOA Fee:** \$26

**HOA Fee Includes:** Maintenance Grounds

**HOA Fee Frequency:** Monthly



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## Additional

**Compensation Disclaimer:** .

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## Financial

**Possession:** Other

**Tax Annual Amount:** \$14,000

**Tax Lot:** 38.000

**Special Listing Conditions:** Standard

**Tax Block:** 1

**Tax Tract:** 273.14

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## School Information

**High School:** Shenendehowa

**High School District:** Shenendehowa

