



**\$660,000**

## **30 MARCEL ROAD, HALFMOON, NY 12065**

<https://fallatigroup.com>

Experience unmatched Marini built quality in this drop-dead gorgeous custom home...everything about this property is impressive! ~Exterior features of this .65 acre parcel (800 ft. deep) include a 20x48 SF, two-tiered deck (newly sealed & painted) with dual stairs & a screened-in Gazebo, a natural stone firepit, a (10) zone irrigation system & a large storage shed ~ Roof & driveway 5 years old ~ 75 Gallon HW heater ~ Interior features include beautiful HW floors t/o & ceramic tiled baths, dual staircases, gas FP with heatilator blower, new primary bath ceramic tiled shower, Bilco door, finished basement wired for sound (speakers inc.) ~ There isn't a thing needed to move into this beauty!

- 4 beds
- 3 baths
- Single Family Residence
- Residential
- Active

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### **Basics**



**Date added:** Added 4 days ago

**List Office Name:** Howard Hanna Capital Inc

**List Agent Office Phone:** 518-421-7564

**County:** Saratoga

**Subdivision Name:** Orchard Park

**Category:** Residential

**Status:** Active

**Bedrooms:** 4 beds

**Half baths:** 1 half bath

**Zoning:** Single Residence

**MLS ID:** 202525096

**List Agent Email:** LBMorse@howardhanna.com

**Days On Market:** 4

**Living Area sqft:** 2958

**Lot Size Acres:** 0.65 acres

**Type:** Single Family Residence

**Total Rooms:** 13

**Bathrooms:** 3 baths

**Year built:** 1996

## Directions

**Directions:** Exit 9, East on Route 146, Right on Plant Road (after Lowes), left on Orchard Park Drive, Right on Marcel

## Building Details

**Construction Materials:** Vinyl Siding

**Garage:** 1

**Basement:** Bilco Doors, Exterior Entry, Finished, Full, Heated, Walk-Out Access

**Windows:** Window Coverings, Window Treatments, Blinds, Curtain Rods

**Doors:** Sliding Doors

**Patio & Porch:** Pressure Treated Deck, Deck, Front Porch

**Garage Spaces:** 2

**Roof:** Asphalt

**Architectural Style:** Colonial

## Interior Features



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

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** Paddle Fan, Solid Surface Counters, Tray Ceiling(s), Walk-In Closet(s), Wired for Sound, Cathedral Ceiling(s), Ceramic Tile Bath, Chair Rail, Crown Molding, Eat-in Kitchen, Kitchen Island

**Laundry Features:** Electric Dryer Hookup, Laundry Room, Main Level, Washer Hookup

**Heating:** Forced Air, Natural Gas

**Appliances:** Convection Oven, Cooktop, Dishwasher, Disposal, Gas Water Heater, Microwave, Refrigerator

**Fireplace Features:** Family Room, Gas

**Above Grade Finished Area Source:** CRS

**Bathrooms Full:** 2

## Exterior Features

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

**Lot Size Units:** Acres

**Lot Features:** Level, Sprinklers In Front, Sprinklers In Rear, Wooded, Landscaped

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

**Lot Size Area:** 0.65

**View:** Trees/Woods

## Amenities & Features

**Utilities:** Cable Available

**Water:** Public

**Other Equipment:** Irrigation Equipment

**Sewer:** Public Sewer

**Electric:** 200+ Amp Service

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

## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$9,578

**Tax Lot:** 53.000

**Special Listing Conditions:** Standard

**Tax Block:** 2

**Tax Tract:** 278.08



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# School Information

**Elementary School:** Shatekon

**High School:** Shenendehowa

**High School District:** Shenendehowa

