



\$669,900

31 SUMMERFIELD CIRCLE, HALFMOON, NY 12118

<https://fallatigroup.com>

Resort-Style Living in Prospect Meadows! Welcome to this beautifully designed Belmonte-built ranch in the desirable Prospect Meadows community of Halfmoon, offering 2,600 sq ft of living space plus a finished basement for additional flexibility. The thoughtfully designed layout features 4 bedrooms and 3 full baths, a spacious primary suite, cathedral ceilings in the great room, a formal dining area, and an open kitchen with breakfast nook and pantry. The finished lower level provides ideal space for recreation, guests, or a home office. The true highlight of this home is the extraordinary outdoor living space—an impressive ~2,200 sq ft paver patio designed for luxury entertaining. A stunning covered pavilion showcases a wood-burning stone fireplace with TV, soaring cathedral wood ceiling, architectural stone columns, [...]

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



Basics

Date added: Added 12 hours ago

MLS ID: 202613403

List Office Name: Howard Hanna Capital Inc

List Agent Email: cynthiamartin@howardhanna.com

County: Saratoga

Living Area sqft: 2600

Lot Size Acres: 0.46 acres

Category: Residential

Type: Single Family Residence

Status: Active

Total Rooms: 11

Bedrooms: 4 beds

Bathrooms: 3 baths

Half baths: 0 half baths

Year built: 2008

Directions

Directions: Route 9 to Farm to Market Road, left onto Highview Way, Left onto Summerfield. House will be on left.

Building Details

Construction Materials: Vinyl Siding

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

Garage: 1

Attached Garage: 1

Garage Spaces: 2

Basement: Finished, Full, Heated, Interior Entry, Sump Pump, Unfinished

Roof: Asphalt

Windows: Plantation Shutters, Screens, Shutters, Blinds, Double Pane Windows, Egress Window

Architectural Style: Custom, Ranch

Doors: Sliding Doors

Interior Features



Floor Covering: Carpet, Ceramic Tile, Hardwood, Laminate

Cooling: Central Air

Fireplace: 1

Interior Features: High Speed Internet, Paddle Fan, Walk-In Closet(s), Built-in Features, Cathedral Ceiling(s), Ceramic Tile Bath, Chair Rail, Crown Molding, Eat-in Kitchen

Laundry Features: Common Area, Laundry Room, Main Level

Heating: Forced Air, Natural Gas

Appliances: Dishwasher, Disposal, Dryer, Gas Water Heater, Microwave, Oven, Range, Refrigerator, Washer, Water Softener

Fireplace Features: Gas, Living Room

Above Grade Finished Area Source: CRS

Bathrooms Full: 3

Exterior Features

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

Lot Size Units: Acres

Lot Features: Level, Private, Sprinklers In Front, Sprinklers In Rear, Cleared, Landscaped

Exterior Features: Other, Drive-Paved, Lighting, Outdoor Bar

Lot Size Area: 0.46

Amenities & Features

Utilities: Cable Available **Sewer:** Public Sewer

Water: Public **Electric:** 200+ Amp Service

HOA Amenities: None **Security Features:** Smoke Detector(s), Carbon Monoxide Detector(s)

Fees

HOA Fee: \$230

HOA Fee Frequency: Monthly

HOA Fee Includes: Other, Maintenance Grounds, Snow Removal



Financial

Possession: At Closing

Tax Annual Amount: \$10,177

Tax Lot: 21.000

Special Listing Conditions: Standard

Tax Block: 1

Tax Tract: 260.20

School Information

High School: Shenendehowa

High School District: Shenendehowa

