



**\$588,000**

## **32 BRADLEY CIRCLE, HALFMOON, NY 12065**

<https://fallatigroup.com>

Brand new quick delivery home ready now! All exterior work will be completed this Spring. 3 bedrooms plus a home office, 2.5 bathrooms in a low-maintenance HOA community! This home is located down the street from the exciting new project - 146 Marketplace! The kitchen has 42" high white cabinets with crown molding, open shelves, tile backsplash, granite countertops and SS appliances. Other notable features include an 8' garage door, custom bench in mudroom, tiled shower in primary bathroom, wrought iron stair balusters and engineered hardwood throughout! The HOA will handle lawn care and snow removal.

- 3 beds
- 3 baths
- Single Family Residence
- Residential
- Pending

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### **Basics**



**Date added:** Added 2 months ago  
**List Office Name:** Abele Home Realty  
**List Agent Office Phone:** 518-491-1173  
**County:** Saratoga  
**Lot Size Acres:** 0.13 acres  
**Type:** Single Family Residence  
**Total Rooms:** 8  
**Bathrooms:** 3 baths  
**Year built:** 2026

**MLS ID:** 202613357  
**List Agent Email:** maureenabele@gmail.com  
**Days On Market:** 42  
**Living Area sqft:** 1718  
**Category:** Residential  
**Status:** Pending  
**Bedrooms:** 3 beds  
**Half baths:** 1 half bath  
**Zoning:** Single Residence

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## Directions

**Directions:** From South - Take Exit 9 of I87, toward Halfmoon/Clifton Park. Keep right to take the ramp toward Halfmoon/Stillwater/Mechanicville. Turn right onto Clifton Park Rd/NY-146. Continue to follow NY-146. Turn left onto Old Route 146. Turn right onto Cemetery Rd and the development is on the right. House is in inner circle near park.

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## Building Details

**Construction Materials:** Vinyl Siding  
**Garage:** 1  
**Garage Spaces:** 2  
**Roof:** Shingle  
**Architectural Style:** Colonial

**Patio & Porch:** Front Porch  
**Attached Garage:** 1  
**Basement:** Unfinished  
**Windows:** Screens, Garden Window(s)

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## Interior Features



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

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** Grinder Pump, Ceramic Tile Bath

**Laundry Features:** Electric Dryer Hookup, Laundry Closet, Upper Level, Washer Hookup

**Heating:** Forced Air, Natural Gas

**Appliances:** Dishwasher, Disposal, Gas Water Heater, Microwave, Range

**Fireplace Features:** Living Room

**Above Grade Finished Area Source:** Builder

**Bathrooms Full:** 2

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## Exterior Features

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

**Lot Size Units:** Acres

**Lot Features:** Sprinklers In Front, Sprinklers In Rear, Cul-De-Sac

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

**Lot Size Area:** 0.13

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## Amenities & Features

**Utilities:** Underground Utilities

**Water:** Public

**HOA Amenities:** None

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

**Sewer:** Public Sewer

**Electric:** Single Phase, Underground, 200+ Amp Service

**Other Equipment:** Grinder Pump

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## Fees

**HOA Fee:** \$225

**HOA Fee Includes:** Maintenance Grounds, Snow Removal

**HOA Fee Frequency:** Monthly



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## Financial

**Possession:** At Closing

**Tax Block:** 4

**Tax Tract:** 272.10

**Special Listing Conditions:** Standard

**Tax Lot:** 49.000

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## School Information

**Elementary School:** Arongen

**High School District:** Shenendehowa

**High School:** Shenendehowa

