



**\$579,000**

## **32 WHITNEY DRIVE, HALFMOON, NY 12118**

<https://fallatigroup.com>

Welcome to this lovely, meticulous home located in the highly desirable Enclave at Sheldon Hills. Maintenance free along with resort-style living includes community pool, clubhouse, tennis/pickle ball, fitness center, walking trail and more...The 1st floor of this Beautiful home boasts a Bright open floor plan w/9ft ceilings, transome windows, gas fireplace~gourmet kitchen w/granite island~S/S appliances~lovely H/W floors~convenient work station~laundry closet~office or 3rd bedroom~Primary Bedroom Suite w/tray ceiling~Primary Bath & large walk-in-closet. Enjoy serenity in the rear fenced backyard on the deck w/remote controlled awning. Amazing 2nd floor offers large loft area/living space~1 bedroom~lovely full bath and storage closet. Full basement w/garden window. What's not to love!

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

### **Basics**



<b>Date added:</b> Added 2 days ago	<b>MLS ID:</b> 202521420
<b>List Office Name:</b> Howard Hanna Capital Inc	<b>List Agent Email:</b> jacquelinesurakan@howardhanna.com
<b>List Agent Office Phone:</b> 518-701-4414	<b>Days On Market:</b> 2
<b>County:</b> Saratoga	<b>Living Area sqft:</b> 2099
<b>Subdivision Name:</b> Sheldon Hills	<b>Lot Size Acres:</b> 0.05 acres
<b>Category:</b> Residential	<b>Type:</b> Single Family Residence
<b>Status:</b> Active	<b>Total Rooms:</b> 13
<b>Bedrooms:</b> 3 beds	<b>Bathrooms:</b> 3 baths
<b>Half baths:</b> 0 half baths	<b>Year built:</b> 2015
<b>Zoning:</b> Single Residence	

## Directions

**Directions:** I 87, Exit 9, East on Route 146, Continue left on 146 at New Country Auto Dealership, Right on Covington Dr., Left on Whitney into the Enclave of Sheldon Hills, House on left.

## Building Details

<b>Construction Materials:</b> Stone, Vinyl Siding	<b>Patio &amp; Porch:</b> Pressure Treated Deck, Awning(s), Covered, Deck, Front Porch
<b>Garage:</b> 1	<b>Attached Garage:</b> 1
<b>Garage Spaces:</b> 2	<b>Basement:</b> Full, Interior Entry, Sump Pump
<b>Roof:</b> Asphalt, Shingle	<b>Windows:</b> Window Treatments, Blinds, Curtain Rods, Drapes, Egress Window, Garden Window(s)
<b>Property Condition:</b> Updated/Remodeled	<b>Architectural Style:</b> Other
<b>Doors:</b> French Doors	<b>Fencing:</b> Wrought Iron, Back Yard, Fenced, Partial

## Interior Features



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

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** High Speed Internet, Paddle Fan, Radon System, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Ceramic Tile Bath, Eat-in Kitchen, Kitchen Island

**Laundry Features:** Laundry Closet, Main Level

**Heating:** Forced Air, Natural Gas, Zoned

**Appliances:** Dishwasher, Microwave, Range, Range Hood, Refrigerator

**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, Meadow, Cleared, Landscaped

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

**Lot Size Area:** 0.05

**View:** Meadow

## Amenities & Features

**Utilities:** Cable Available, Underground Utilities

**Water:** Public

**HOA Amenities:** Clubhouse, Recreation Facilities

**Sewer:** Public Sewer

**Electric:** 200+ Amp Service, Circuit Breakers

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

## Fees

**HOA Fee:** \$238

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

**HOA Fee Frequency:** Monthly

## Financial



**Possession:** At Closing

**Tax Annual Amount:** \$9,629

**Tax Block:** 1

**Tax Lot:** 8.000

**Tax Tract:** 267.65

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# School Information

**High School District:** Mechanicville

