



\$450,000

3A IDARED LANE, HALFMOON, NY 12065

<https://fallatigroup.com>

Orchard Pointe is the place to be one of the few townhome communities in the heart of Clifton Park. Close proximity to Northway Exit 8A. Perfect if your downsizing for any age Located in Shen schools with quick commute to Albany, Saratoga . Another community by Malta Dec. quality construction at its finest. This will not last and aggressively. One floor living. Open floor plan. Private yard. End unit. Two car garage and full basement with legal egress. Easy to finish. Bone dry. Seller relocating so can be quick closing. Home is in like new condition. Private fenced rear yard. Easy living with no work to be done Convenient. Please no 48 hour contingencies seller will not entertain escalation clauses

- 2 beds
- 2 baths
- Townhouse
- Residential
- Pending

Basics



Date added: Added 2 months ago
List Office Name: Capital Region Homes
List Agent Office Phone: 518-369-7744
County: Saratoga
Subdivision Name: Orchard Pointe
Category: Residential
Status: Pending
Bedrooms: 2 beds
Half baths: 0 half baths
Zoning: Single Residence

MLS ID: 202521547
List Agent Email: kangiolini1@aol.com
Days On Market: 13
Living Area sqft: 1500
Lot Size Acres: 0.15 acres
Type: Townhouse
Total Rooms: 9
Bathrooms: 2 baths
Year built: 2021

Virtual Tour

Virtual Tour: <https://walkthruphoto.info/Public/3A-Idared-Ln-7-11-25/3A-Idared-Ln-7-11-25.html>

Directions

Directions: Exit 8 A east to left on Rt 9 right on Plant to left on Macon to right on Idared on left

Building Details

Construction Materials: Aluminum Siding, Vinyl Siding

Garage: 1

Garage Spaces: 2

Roof: Asphalt, Shingle

Architectural Style: Carriage/Patio, Ranch

Fencing: Back Yard, Fenced

Patio & Porch: Deck, Front Porch, Porch

Attached Garage: 1

Basement: Full, Unfinished

Windows: Egress Window

Doors: Atrium Door

Interior Features



Floor Covering: Carpet, Laminate	Heating: Forced Air
Cooling: Central Air	Appliances: Cooktop, Dishwasher, Disposal, Double Oven, Microwave, Refrigerator, Washer/Dryer
Fireplace: 1	Fireplace Features: Gas
Interior Features: Walk-In Closet(s), Cathedral Ceiling(s), Eat-in Kitchen, Kitchen Island	Above Grade Finished Area Source: Public Records
Laundry Features: Laundry Closet, Main Level	Bathrooms Full: 2

Exterior Features

Parking: Attached, Driveway, Garage Door Opener	Exterior Features: Drive-Paved
Lot Size Units: Acres	Lot Size Area: 0.15
Lot Features: Private, Sprinklers In Front, Wooded, Landscaped	

Amenities & Features

Utilities: Cable Available	Sewer: Public Sewer
Water: Public	Electric: 200+ Amp Service
HOA Amenities: None	

Fees

HOA Fee: \$139	HOA Fee Frequency: Monthly
HOA Fee Includes: Maintenance Grounds, Sewer	

Financial



Possession: At Closing

Tax Annual Amount: \$6,800

Tax Lot: 11,3

Special Listing Conditions: Standard

Tax Block: 1

Tax Tract: 272.73

School Information

High School: Shenendehowa

High School District: Shenendehowa

