



\$480,000

40 SHELDON DRIVE, HALFMOON, NY 12118

<https://fallatigroup.com>

Open House 4/12 11-1! Nestled in the heart of highly sought-after Sheldon Hills, this ranch features 1-level living & convenience inside & out! Foyer welcomes you w/ hardwood floors into open floor plan living rm w/ gas fireplace & dining area. Arched doorway to eat-in kitchen w/ rollout cabinets & SS appliances incl. quad-door fridge & wall oven. Sliding door opens to 3 season rm & overlooks private yard. Primary Suite w/ custom walk-in closet, bath w/ tub, walk-in shower & XL vanity. 2 car garage, mudroom/laundry rm w/ pocket door. Addt'l full bath & Office/spare rm complete the level. Generator & unfinished basement ready to make your own. HOA w/ resort-like amenities. Situated on an end-lot w/ ease of access to miles of exclusive trails! Convenient to dining, entertainment & I-87. [...]

- 1 bed
- Single Family Residence
- Residential
- Pending

Basics



Date added: Added 4 weeks ago

List Office Name: NY ICON Group LLC

List Agent Office Phone: 518-477-0628

County: Saratoga

Subdivision Name: Sheldon Hills

Category: Residential

Status: Pending

Bedrooms: 1 bed

Year built: 2008

MLS ID: 202514985

List Agent Email: taylor@nyicongroup.com

Days On Market: 4

Living Area sqft: 1555

Lot Size Acres: 0.28 acres

Type: Single Family Residence

Total Rooms: 6

Half baths: 0 half baths

Directions

Directions: Route 9 to Route 236, stay straight onto Route 146, right onto Covington Drive, Right onto Sheldon Drive. House is on left.

Building Details

Construction Materials: Vinyl Siding

Garage: 1

Basement: Full, Unfinished

Architectural Style: Ranch

Fencing: None

Patio & Porch: Porch

Garage Spaces: 2

Roof: Asphalt

Doors: Sliding Doors

Interior Features



Floor Covering: Carpet, Hardwood, Tile

Cooling: Central Air

Fireplace: 1

Interior Features: Paddle Fan, Walk-In Closet(s), Built-in Features, Eat-in Kitchen

Laundry Features: Laundry Room

Bathrooms Total: 2

Heating: Forced Air, Natural Gas

Appliances: Other, Built-In Electric Oven, Cooktop, Dishwasher, Disposal, Microwave, Refrigerator, Washer/Dryer

Fireplace Features: Gas, Living Room

Above Grade Finished Area Source: CRS

Bathrooms Full: 2

Exterior Features

Exterior Features: Other

Lot Size Units: Acres

Lot Size Area: 0.28

Amenities & Features

Sewer: Public Sewer

Water: Public

Electric: 200+ Amp Service

HOA Amenities: Recreation Facilities

Fees

HOA Fee: \$257

HOA Fee Frequency: Monthly

HOA Fee Includes: Maintenance Grounds, Snow Removal

Financial

Possession: At Closing

Special Listing Conditions: Estate

Tax Annual Amount: \$8,666.09

Tax Block: 2

Tax Lot: 13.000

Tax Tract: 267.18



School Information

High School: Shenendehowa

High School District: Shenendehowa

