



\$350,000

408 REYNOLDS ROAD, MOREAU, NY 12828

<https://fallatigroup.com>

Older home sets in the back on this 2.54 acre parcel. Has updated wiring, updated kitchen and the home is loaded with charm. Have the feel of the country living while being close to all major highways and amenities. Has public water & a drilled well. Land is fairly level & has 257' of road frontage. There is a National Grid easement. The back portion of the property is zoned R-2 and the front of the parcel is zoned C-1.

- 3 beds
- Single Family Residence
- Residential
- Active

Basics



Date added: Added 8 months ago

MLS ID: 202416318

List Office Name: Howard Hanna Capital Inc.

List Agent Email: ritchgregory@howardhanna.com

County: Saratoga

Living Area sqft: 1424

Lot Size Acres: 2.54 acres

Lot Size Dimensions: 257' x 433'

Category: Residential

Type: Single Family Residence

Status: Active

Total Rooms: 7

Bedrooms: 3 beds

Half baths: 0 half baths

Year built: 1850

Zoning: Mixed

Directions

Directions: From exit 17 of I87 (Northway), head north on Route 9. Turn right on Reynolds Road (Route 197) and property is a short distance on the right.

Building Details

Construction Materials: Shingle Siding

Patio & Porch: Front Porch

Garage: 1

Garage Spaces: 10

Basement: Crawl Space, Full, Slab

Roof: Metal

Architectural Style: Farmhouse

Fencing: Split Rail

Interior Features

Floor Covering: Carpet, Hardwood

Heating: Forced Air, Hot Water, Oil

Cooling: Window Unit(s)

Appliances: Dishwasher, Range, Refrigerator

Fireplace: 1

Fireplace Features: Wood Burning

Interior Features: Eat-in Kitchen

Bathrooms Full: 1

Bathrooms Total: 1



Exterior Features

Parking: Detached, Driveway

Exterior Features: Barn, Outdoor Furnace

Lot Size Units: Acres

Lot Size Area: 2.54

Lot Features: Level, Road Frontage

Amenities & Features

Sewer: Septic Tank

Water: Drilled Well, Public

Electric: Circuit Breakers

Pool Features: Above Ground

Additional

Buyer Agency Compensation: 2.50

**Sub Agency
Compensation:** 0.00

Compensation Disclaimer: The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

Financial

Possession: At Closing

Tax Annual Amount: \$2,772.56

Tax Block: 4

Tax Lot: 46.000

Tax Tract: 77.00

School Information

High School: South Glens Falls

High School District: South Glens Falls

