



**\$470,000**

## **46 RT 236, HALFMOON, NY 12065**

<https://fallatigroup.com>

Built in 2016, this stunning custom home sits on a private 2.9-acre lot in Shenendehowa schools. The bright, open layout features vaulted ceilings, engineered flooring, and a finished basement area offering extra living space. 16-foot sliding glass doors lead to a beautiful stone patio—perfect for entertaining or relaxing in nature. This home blends comfort and style, feeling like it's straight from a magazine. . Sale is contingent on seller's home completion (should be done by October). Superior Condition.

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

### **Basics**



**Date added:** Added 2 weeks ago

**List Office Name:** eXp Realty

**List Agent Office Phone:** 949-230-5411

**County:** Saratoga

**Lot Size Acres:** 2.9 acres

**Type:** Single Family Residence

**Total Rooms:** 10

**Bathrooms:** 2 baths

**Year built:** 2016

**MLS ID:** 202523683

**List Agent Email:** Diehldone@gmail.com

**Days On Market:** 5

**Living Area sqft:** 1776

**Category:** Residential

**Status:** Pending

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

## Directions

**Directions:** Grooms Rd to Guideboard Rd, left on Route 236, house on left.

## Building Details

**Construction Materials:** Clapboard

**Basement:** Finished, Full

**Property Condition:** Updated/Remodeled

**Doors:** Sliding Doors

**Patio & Porch:** Patio

**Roof:** Asphalt

**Architectural Style:** Custom

## Interior Features

**Floor Covering:** Carpet, Vinyl

**Cooling:** Central Air

**Interior Features:** Solid Surface Counters, Built-in Features, Eat-in Kitchen, Kitchen Island

**Laundry Features:** Common Area, Laundry Closet

**Heating:** Forced Air, Natural Gas

**Appliances:** Built-In Electric Oven, Built-In Gas Oven, Cooktop, Dishwasher, Microwave, Refrigerator

**Above Grade Finished Area Source:** Public Records

**Bathrooms Full:** 1



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## Exterior Features

<b>Parking:</b> Off Street	<b>Exterior Features:</b> Other, None
<b>Lot Size Units:</b> Acres	<b>Lot Size Area:</b> 2.9
<b>Lot Features:</b> Private, Wooded	

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## Amenities & Features

<b>Utilities:</b> Cable Available, Cable Connected	<b>Sewer:</b> Public Sewer
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## Financial

<b>Possession:</b> At Closing	<b>Special Listing Conditions:</b> Standard
<b>Tax Annual Amount:</b> \$6,084	

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## School Information

<b>High School:</b> Shenendehowa	<b>High School District:</b> Shenendehowa
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