



**\$621,600**

## **46 WHEATFIELD WAY, HALFMOON, NY 12118**

<https://fallatigroup.com>

Marini Homes- New Construction – Pinebrook Hills – 9 Lots remaining, most of which back up to forever wild. Located within the Shen School District. The Ravello II Farmhouse featured in this listing is one of the 15 home plan available to build. Select the lot, the style and the upgrades. Homes offered range from 1500 sq ft to 3100+ sq ft. Pricing starting from \$526k. Offering one story ranch plans, 2 story traditional homes and our Trilogy Collection. Homes To Be Built.

- 3 beds
- Single Family Residence
- Residential
- Active

### **Basics**



**Date added:** Added 4 months ago  
**List Office Name:** Robmar Realty, Inc.  
**Days On Market:** 1  
**Living Area sqft:** 2266  
**Lot Size Dimensions:** 12,161 sq ft  
**Type:** Single Family Residence  
**Status:** Active  
**Bedrooms:** 3 beds  
**Zoning:** Single Residence

**MLS ID:** 202430899  
**List Agent Email:** sdawkins@marini.com  
**County:** Saratoga  
**Lot Size Acres:** 0.28 acres  
**Category:** Residential  
**New Construction:** 1  
**Total Rooms:** 9  
**Half baths:** 1 half bath

## Directions

**Directions:** I87 to Exit 9, Rt 9 North to a right on to Farm to Market Rd, follow Farm to Market for approximately 1.5 miles to a left onto Wheatfield Way.

## Building Details

**Construction Materials:** Vinyl Siding  
**Garage:** 1  
**Garage Spaces:** 2  
**Roof:** Shingle  
**Architectural Style:** Colonial

**Patio & Porch:** Rear Porch  
**Attached Garage:** 1  
**Basement:** Full, Sump Pump  
**Windows:** Egress Window  
**Doors:** Sliding Doors

## Interior Features



**Floor Covering:** Ceramic Tile, Laminate, Vinyl, Wood

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** Grinder Pump, High Speed Internet, Walk-In Closet(s), Ceramic Tile Bath, Eat-in Kitchen, Kitchen Island

**Laundry Features:** Laundry Room, Main Level

**Bathrooms Total:** 3

**Heating:** Forced Air, Natural Gas

**Appliances:** Cooktop, Dishwasher, Disposal, Gas Water Heater, Humidifier, Microwave, Oven, Tankless Water Heater

**Fireplace Features:** Family Room, Gas

**Above Grade Finished Area Source:** Builder

**Bathrooms Full:** 2

## Exterior Features

**Parking:** Attached, Off Street, Paved

**Lot Size Units:** Acres

**Lot Features:** Sprinklers In Front, Cleared, Corner Lot, Landscaped

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

**Lot Size Area:** 0.28

## Amenities & Features

**Utilities:** Cable Available

**Water:** Public

**HOA Amenities:** None

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

**Sewer:** Public Sewer

**Electric:** 200+ Amp Service

**Other Equipment:** Grinder Pump

## Fees

**HOA Fee:** \$281

**HOA Fee Frequency:** Annually



---

# Financial

**Possession:** Other, At Closing    **Special Listing Conditions:** Required Reg Policy  
**Tax Annual Amount:** \$11,400    **Tax Block:** 3  
**Tax Lot:** 15    **Tax Tract:** 266.6

---

# School Information

**Elementary School:** Karigon    **High School:** Shenendehowa  
**High School District:** Shenendehowa

