



\$456,100

## 4B EMPIRE COURT, HALFMOON, NY 12065

<https://fallatigroup.com>

Lovely 3BR townhome in desirable Orchard Pointe in Halfmoon. Open and light with vaulted ceiling and long windows with transoms in Great Room. Exterior maintenance plan to take care of all the yard work so that you can relax and enjoy life. Quality abounds in these National Green Building Standard certified homes by Malta Development. Super efficient spray foam insulation makes for substantially lower utility bills. Full basement with egress window and 2-car garage. The Cortland features a mudroom with wainscoting and hooks, spacious Kitchen with center island, Quartz countertops and SS appliances. All 3BRs are spacious. To be built.

- 3 beds
- Townhouse
- Residential
- Active

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### Basics



**Date added:** Added 7 months ago  
**List Office Name:** Beth Smith Realty Ltd  
**List Agent Office Phone:** 518-928-3057  
**Living Area sqft:** 1984  
**Lot Size Dimensions:** per deed  
**Type:** Townhouse  
**Status:** Active  
**Bedrooms:** 3 beds

**MLS ID:** 202415455  
**List Agent Email:** bethsmithrealty@hotmail.com  
**County:** Saratoga  
**Lot Size Acres:** 0.42 acres  
**Category:** Residential  
**New Construction:** 1  
**Total Rooms:** 8  
**Half baths:** 1 half bath

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## Directions

**Directions:** NW Exit 9 onto Rte 146 east, cross over Rte 9, through lights at Lowe's, right Plant Rd. Bear right at fork to stay on Plant Rd., 1/2 mile to left on Empire Ct.

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## Building Details

**Construction Materials:** Vinyl Siding

**Attached Garage:** 1

**Basement:** Full

**Windows:** Egress Window, ENERGY STAR Qualified Windows

**Garage:** 1

**Garage Spaces:** 2

**Roof:** Asphalt

**Architectural Style:** Townhouse

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## Interior Features

**Heating:** Forced Air, Natural Gas

**Appliances:** Dishwasher, Gas Water Heater, Microwave, Oven, Range

**Interior Features:** Solid Surface Counters, Vaulted Ceiling(s), Walk-In Closet(s), Eat-in Kitchen, Kitchen Island

**Bathrooms Full:** 2

**Cooling:** Central Air

**Fireplace:** 1

**Above Grade Finished Area Source:** Builder

**Bathrooms Total:** 3



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## Exterior Features

**Parking:** Attached

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

**Lot Size Units:** Acres

**Lot Size Area:** 0.42

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## Amenities & Features

**Sewer:** Public Sewer

**Water:** Public

**HOA Amenities:** Recreation Facilities

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## Fees

**HOA Fee:** \$139

**HOA Fee Frequency:** Monthly

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## 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.

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## Financial

**Possession:** Other

**Special Listing Conditions:** Required Reg Policy

**Tax Annual Amount:** \$299.61

**Tax Block:** 1

**Tax Lot:** 9.000

**Tax Tract:** 272.74

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## School Information



