



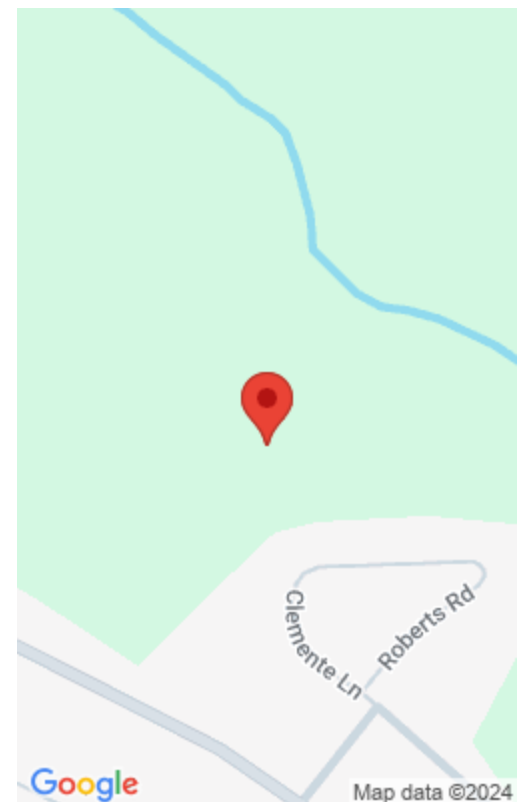
\$1,100,000

5 CEREMUGA COURT, HALFMOON, NY 12188

<https://fallatigroup.com>

Step into the latest upscale living at Brookwood Estates Phase 2, Halfmoon's premier luxury home community. Crafted by the renowned CGM Construction, this development has 17 lots ranging from 1 to 4 acres, positioned on 2 cul-de-sacs within a neighborhood of high end residences. Each home is uniquely designed, with no duplicates among the "custom" plans. Select your preferred lot, noting that larger lots carry a premium. Whether you bring your own vision or collaborate with the builder and architect, your dream home awaits. Located in the Shenendehowa school district, this community is just minutes from shopping,,parks, and major highways. Welcome home to Brookwood Estates, where luxury meets individuality in the heart of Halfmoon.

- 4 beds
- Single Family Residence
- Residential
- Active



Basics

Date added: Added 11 months ago

List Office Name: RE/MAX Solutions

County: Saratoga

Lot Size Acres: 2.3 acres

Category: Residential

Status: Active

Bedrooms: 4 beds

Year built: 2023

MLS ID: 202329336

List Agent Email: sand27@aol.com

Living Area sqft: 2720

Lot Size Dimensions: 78x320x396x147x304

Type: Single Family Residence

Total Rooms: 15

Half baths: 1 half bath

Zoning: Single Residence

Directions

Directions: Rt 9 to Guideboard Rd to left on Brookwood Rd apprx 1/2 on right

Building Details

Construction Materials: Other, Vinyl Siding

Garage: 1

Garage Spaces: 2

Roof: Asphalt

Architectural Style: Custom

Fencing: None

Patio & Porch: Front Porch

Attached Garage: 1

Basement: Full, Other, Unfinished

Windows: ENERGY STAR Qualified Windows

Doors: ENERGY STAR Qualified Doors, Sliding Doors

Interior Features



Floor Covering: Ceramic Tile, Hardwood, Laminate

Cooling: Central Air

Fireplace: 1

Interior Features: Vaulted Ceiling(s), Walk-In Closet(s), Other, Eat-in Kitchen, Kitchen Island

Laundry Features: Laundry Room, Main Level

Bathrooms Total: 4

Heating: Forced Air, Natural Gas

Appliances: Dishwasher, ENERGY STAR Qualified Appliances, Microwave, Oven, Range, Refrigerator

Fireplace Features: Family Room, Gas

Above Grade Finished Area Source: Plans

Bathrooms Full: 3

Exterior Features

Parking: Attached, Garage Door Opener, Paved

Lot Size Units: Acres

Lot Features: Level, Private, Cul-De-Sac

Exterior Features: None

Lot Size Area: 2.3

View: Trees/Woods

Amenities & Features

Utilities: Cable Available, Underground Utilities

Water: Public

Pool Features: Other

Sewer: Septic Tank

Electric: Underground, 200+ Amp Service, Circuit Breakers

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

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

Special Listing Conditions: Standard

Tax Lot: 15

School Information

Elementary School: Arongen

High School: Shenendehowa

High School District: Shenendehowa

