



\$719,900

6 HIDDEN POND WAY, MOREAU, NY 12831

<https://fallatigroup.com>

Welcome to the Preserve! Cerrone Builders exclusive new Moreau development! Located minutes to the Northway for an easy commute to Saratoga & Lake George! Phase 1 has 12 lots, come choose yours today!! Offering this custom 3 bedroom farmhouse with an office & spacious open floor plan. Gorgeous kitchen, large dining and living room w beautiful fireplace & screened in back porch. Split bedroom plan with primary suite w walk in closet & private bath on one side of the home and 2 other bedrooms & 2nd full bath on the other side allowing maximum privacy. Large laundry, half bath & 2 car attached garage. Beautiful 1+ acre lot w Hydro seeded lawn, IG sprinklers, paved driveways & landscape package! Many plans [...]

- 3 beds
- Single Family Residence
- Residential
- Active

Basics



Date added: Added 1 year ago

List Office Name: Hunt ERA

List Agent Office Phone: 518-361-2923

County: Saratoga

Lot Size Acres: 1.51 acres

Type: Single Family Residence

Status: Active

Bedrooms: 3 beds

Year built: 2024

MLS ID: 202414134

List Agent Email: jennmball@yahoo.com

Days On Market: 1

Living Area sqft: 2110

Category: Residential

New Construction: 1

Total Rooms: 9

Half baths: 0 half baths

Directions

Directions: Old Saratoga Road to Hidden Pond Way <https://preserveatoldsaratoga.com/>

Building Details

Construction Materials: Drywall, Vinyl Siding

Garage: 1

Garage Spaces: 2

Roof: Shingle

Patio & Porch: Rear Porch, Front Porch

Attached Garage: 1

Basement: Full, Interior Entry

Architectural Style: Craftsman, Custom, Farmhouse, Ranch

Interior Features

Floor Covering: Carpet, Ceramic Tile, Hardwood

Cooling: Central Air

Above Grade Finished Area Source: Builder

Bathrooms Full: 2

Heating: Forced Air, Propane, Propane Tank Owned

Interior Features: Ceramic Tile Bath, Kitchen Island

Laundry Features: Laundry Room

Bathrooms Total: 2



Exterior Features

Parking: Attached, Driveway, Garage Door Opener, Paved	Exterior Features: Drive-Paved, Other
Lot Size Units: Acres	Lot Size Area: 1.51

Amenities & Features

Utilities: Underground Utilities	Sewer: Septic Tank
Water: Drilled Well	Electric: 200+ Amp Service
HOA Amenities: None	

Fees

HOA Fee: \$144	HOA Fee Frequency: Monthly
HOA Fee Includes: Trash	

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 Block: 2	Tax Lot: 3
Tax Tract: 89.9	



School Information

High School: South Glens Falls

High School District: South Glens Falls

