



**\$489,900**

## **63 PAWLING AVENUE, MECHANICVILLE, NY 12118**

<https://fallatigroup.com>

- 3 beds
- Single Family Residence
- Residential
- Active

**\*OPEN HOUSE SUNDAY, 6/01 12-2PM\*** Beautifully maintained Van Patten Saratoga Colonial with over 2600 sq ft on 3 private acres with walking trails in Halfmoon! Features 3 beds / 3.5 baths, finished walk out basement with full bath, perfect for teen living or multi generational 2 spacious family rooms, formal dining room, and open kitchen with granite counters & SS appliances overlooking a window-filled sunroom with ceramic tile & wood stove/pizza oven. Sunroom leads to a large deck with screened gazebo overlooking private yard. Oversized primary suite w/ hardwoods, custom walk-in closet & tiled en suite. Wood-burning & gas fireplaces. In-ground pool w/ new pump, motor & filter. Shed, carport for added convenience.

### **Basics**



**Date added:** Added 1 month ago

**List Office Name:** Miranda Real Estate Group Inc

**List Agent Office Phone:** 518-514-8830

**County:** Saratoga

**Lot Size Acres:** 3.37 acres

**Type:** Single Family Residence

**Total Rooms:** 14

**Half baths:** 1 half bath

**MLS ID:** 202516033

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

**Days On Market:** 33

**Living Area sqft:** 2660

**Category:** Residential

**Status:** Active

**Bedrooms:** 3 beds

**Year built:** 1988

## Directions

**Directions:** Rt 4 to Rt on South to left on Pawling Ave.

## Building Details

**Construction Materials:** Brick, Vinyl Siding

**Garage:** 1

**Garage Spaces:** 3

**Roof:** Asphalt

**Architectural Style:** Colonial

**Patio & Porch:** Screened, Deck, Front Porch, Patio, Porch

**Attached Garage:** 1

**Basement:** Finished, Full, Walk-Out Access

**Property Condition:** Updated/Remodeled

**Fencing:** Fenced, Partial

## Interior Features



**Floor Covering:** Carpet, Ceramic Tile, Hardwood

**Cooling:** Central Air

**Fireplace:** 2

**Interior Features:** High Speed Internet, Solid Surface Counters, Vaulted Ceiling(s), Walk-In Closet(s), Built-in Features, Cathedral Ceiling(s), Ceramic Tile Bath, Eat-in Kitchen

**Laundry Features:** In Basement, Laundry Room

**Bathrooms Total:** 4

**Heating:** Forced Air, Natural Gas

**Appliances:** Dishwasher, Disposal, Microwave, Range, Washer/Dryer

**Fireplace Features:** Other, Bedroom, Family Room, Gas, Wood Burning

**Above Grade Finished Area Source:** CRS

**Bathrooms Full:** 3

## Exterior Features

**Parking:** Attached, Carport, Driveway, Paved

**Lot Size Units:** Acres

**Lot Features:** Secluded, Level, Private, Wooded, Irregular Lot, Landscaped

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

**Lot Size Area:** 3.37

## Amenities & Features

**Sewer:** Public Sewer

**Electric:** 200+ Amp Service, Circuit Breakers

**Water:** Public

**Pool Features:** In Ground

## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$7,832.87

**Tax Lot:** 16.000

**Special Listing Conditions:** Standard

**Tax Block:** 1

**Tax Tract:** 267.08

## School Information



