



**\$849,000**

## **7 LEGENDS WAY, CLIFTON PARK, NY 12019**

<https://fallatigroup.com>

Located in the prestigious Fairway Woods neighborhood within the Shenendehowa School District, this California Contemporary luxury ranch offers true one floor living on a private 2.3 acre keyhole lot. Situated in a high end community and less than 30 minutes to Saratoga Springs, this home combines privacy, upscale design, and convenience to Clifton Park, the Northway, and the entire Capital Region. With 2,937 square feet of thoughtfully designed living space, this passive solar ranch features 3 bedrooms plus a dedicated home office, 3.5 baths, and a dramatic two story great room ideal for entertaining. Buyers searching for open concept living, soaring ceilings, and natural light throughout will appreciate the nine sliding glass doors that seamlessly connect indoor and outdoor spaces while showcasing [...]

- 3 beds
- 4 baths
- Single Family Residence
- Residential
- Pending

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### **Basics**



**Date added:** Added 3 months ago

**MLS ID:** 202610550

**List Agent Email:** christinehunter@howardhanna.com

**Days On Market:** 90

**Living Area sqft:** 2937

**Lot Size Acres:** 2.34 acres

**Type:** Single Family Residence

**Total Rooms:** 7

**Bathrooms:** 4 baths

**Year built:** 2006

**Contingency:** Contingent - Continue to Show

**List Office Name:** Howard Hanna Capital Inc

**List Agent Office Phone:** 518-441-5356

**County:** Saratoga

**Subdivision Name:** Fairway Woods

**Category:** Residential

**Status:** Pending

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

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## Virtual Tour

**Virtual Tour:** <https://app.doaudiotours.com/branded?id=15938&lang=en-US>

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## Directions

**Directions:** From 146A Turn on to Legends Way. Home is first private drive on the right.

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## Building Details

**Construction Materials:** Fiber Cement, Stucco

**Garage:** 1

**Garage Spaces:** 2

**Roof:** Asphalt, Shingle

**Doors:** Sliding Doors

**Patio & Porch:** Wrap Around, Covered, Patio

**Attached Garage:** 1

**Basement:** Full, Interior Entry, Sump Pump, Unfinished

**Architectural Style:** Ranch

**Fencing:** Invisible



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## Interior Features

**Floor Covering:** Granite, Hardwood

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** Grinder Pump, Walk-In Closet(s), Cathedral Ceiling(s)

**Laundry Features:** In Bathroom, Laundry Closet, Main Level

**Heating:** Forced Air, Natural Gas

**Appliances:** Built-In Electric Oven, Cooktop, Dishwasher, Disposal, Gas Water Heater, Microwave, Refrigerator, Washer/Dryer

**Fireplace Features:** Family Room, Gas

**Above Grade Finished Area Source:** CRS

**Bathrooms Full:** 3

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## Exterior Features

**Parking:** Attached, Driveway, Garage Door Opener, Paved

**Lot Size Units:** Acres

**Lot Features:** Private, Sprinklers In Front, Sprinklers In Rear, Wooded, Landscaped

**Exterior Features:** Drive-Paved

**Lot Size Area:** 2.34

**View:** Trees/Woods

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## Amenities & Features

**Utilities:** Cable Connected

**Water:** Public

**Other Equipment:** Grinder Pump, Irrigation Equipment

**Sewer:** Public Sewer

**Electric:** 200+ Amp Service

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

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## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$12,763.83

**Tax Lot:** 18.001

**Special Listing Conditions:** Standard

**Tax Block:** 1

**Tax Tract:** 264.08



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# School Information

**Elementary School:** Orenda

**High School:** Shenendehowa

**High School District:** Shenendehowa

