



\$689,000

## 7 ROLLING HILLS DRIVE, HALFMOON, NY 12118

<https://fallatigroup.com>

**\*\*Offer deadline: Monday, 4/13 at Noon\*\*** Set within one of Halfmoon's most desirable neighborhoods, this exceptional 2400 sq ft home offers the rare combination of privacy and neighborhood living on over twelve rolling acres. The outdoor setting is truly unmatched, featuring a heated fiberglass in-ground saltwater pool (new chlorinator 2022), stamped concrete surround, expansive paver patio, and a built-in outdoor fireplace overlooking the property's sweeping landscape. Inside, the two-story foyer welcomes you to thoughtfully designed living spaces with hardwood oak flooring on the first level and newer carpeting throughout. The kitchen features granite countertops, tile backsplash, updated appliances (2024), and a central island, opening to a family room with a gas fireplace. The formal dining room is highlighted by a tray ceiling [...]

- 3 beds
- 3 baths
- Single Family Residence
- Residential
- Active



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## Basics

**Date added:** Added 4 days ago

**List Office Name:** KW Platform

**List Agent Office Phone:** 518-405-6888

**County:** Saratoga

**Subdivision Name:** Rolling Hills

**Lot Size Dimensions:** 554,083 Sq. Ft.

**Type:** Single Family Residence

**Total Rooms:** 11

**Bathrooms:** 3 baths

**Year built:** 2011

**MLS ID:** 202614589

**List Agent Email:** chris@iwinskiproperties.com

**Days On Market:** 4

**Living Area sqft:** 2390

**Lot Size Acres:** 12.72 acres

**Category:** Residential

**Status:** Active

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

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## Directions

**Directions:** Cary Rd to Rolling Hills Dr. Home is first on your right, sitting off the road. There is a town owned access road that you use to enter the driveway.

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## Building Details

**Construction Materials:** Stone, Vinyl Siding

**Garage:** 1

**Garage Spaces:** 2

**Roof:** Asphalt

**Architectural Style:** Colonial

**Fencing:** Back Yard, Fenced, Privacy

**Patio & Porch:** Patio

**Attached Garage:** 1

**Basement:** Full, Partial, Unfinished

**Property Condition:** Updated/Remodeled

**Doors:** French Doors, Sliding Doors

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## Interior Features



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

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** High Speed Internet, Paddle Fan, Tray Ceiling(s), Walk-In Closet(s), Crown Molding, Eat-in Kitchen, Kitchen Island

**Laundry Features:** Common Area, Main Level

**Heating:** Fireplace Insert, Forced Air, Natural Gas

**Appliances:** Dishwasher, Disposal, Gas Water Heater, Humidifier, Microwave, Oven, Range, Refrigerator, Water Softener, Wine Cooler

**Fireplace Features:** Family Room, Gas

**Above Grade Finished Area Source:** CRS

**Bathrooms Full:** 2

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## Exterior Features

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

**Lot Size Units:** Acres

**Lot Features:** Rolling Slope, Level, Meadow, Private, Irregular Lot, Landscaped

**Exterior Features:** Lighting

**Lot Size Area:** 12.72

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## Amenities & Features

**Utilities:** Cable Available

**Water:** Public

**Spa:** Jet Tub

**Sewer:** Public Sewer

**Pool Features:** In Ground, Salt Water

**Security Features:** Security System

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## Financial

**Possession:** Other, Deferred Closing, Delayed

**Tax Annual Amount:** \$10,957

**Tax Lot:** 44.000

**Special Listing Conditions:** Standard

**Tax Block:** 1

**Tax Tract:** 260.19



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# School Information

**High School:** Shenendehowa

**High School District:** Shenendehowa

