



\$439,900

77 CANAL ROAD, HALFMOON, NY 12065

<https://fallatigroup.com>

Perched on the banks of the Majestic Mohawk River rests this newer one of a kind 2001 built ranch on nearly an acre that offers almost 3000 sq. ft. of living space, great water views and endless recreational possibilities & opportunities for the water enthusiast or nature lover, even apply for a dock permit. Enjoy water skying, fishing in winter or summer, snow mobile riding and more just 100 yards from your front door, or simply soak in the view from the front deck. Other features include; Large 3-4 season room w/ woodstove, finished basement with summer kitchen/ full bath w/in-law possibilities or teenager space that also includes 2 new mini split heating/AC units, new roof w/ transferable warranty, large master suite, [...]

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

Basics



Date added: Added 3 days ago
List Office Name: 518 Realty.Com Inc
List Agent Office Phone: 518-339-4395
County: Saratoga
Lot Size Acres: 0.93 acres
Type: Single Family Residence
Total Rooms: 17
Bathrooms: 3 baths
Year built: 2001

MLS ID: 202525771
List Agent Email: tracy@518realty.com
Days On Market: 1
Living Area sqft: 2025
Category: Residential
Status: Active
Bedrooms: 4 beds
Half baths: 0 half baths
Zoning: Single Residence

Directions

Directions: Rt 9 north over the Crescent Bridge, left on Crescent to a quick left on Canal. 1/2 mile down on the right (Look for sign) the house is private and set back off the road.

Building Details

Construction Materials: Vinyl Siding	Patio & Porch: Rear Porch, Screened, Deck, Enclosed, Patio
Garage: 1	Attached Garage: 1
Garage Spaces: 3	Basement: Exterior Entry, Finished, Full, Heated, Interior Entry, Walk-Out Access
Roof: Asphalt	Architectural Style: Ranch

Interior Features



Floor Covering: Vinyl, Wood

Cooling: Window Unit(s)

Fireplace: 2

Interior Features: High Speed Internet, Paddle Fan, Eat-in Kitchen, Kitchen Island

Laundry Features: Electric Dryer Hookup, Laundry Closet, Main Level, Washer Hookup

Heating: Baseboard, Pellet Stove, Propane, Propane Tank Leased, Wood, Wood Stove, Zoned

Appliances: Cooktop, Double Oven, Microwave, Refrigerator, Washer/Dryer

Fireplace Features: Other, Wood Burning Stove, Dining Room, Pellet Stove

Above Grade Finished Area Source: Public Records

Bathrooms Full: 3

Exterior Features

Parking: Attached, Driveway, Garage Door Opener, Off Street, Under Residence, Workshop in Garage

Lot Size Units: Acres

Lot Features: Rolling Slope, Views, Wooded, Irregular Lot

Exterior Features: Drive-Paved

Lot Size Area: 0.93

View: River, Trees/Woods, Bridge(s), Water

Amenities & Features

Utilities: Cable Connected

Water: Public

Spa: Jet Tub

Other Equipment: Satellite Dish

Sewer: Other, Septic Tank

Electric: 200+ Amp Service, Circuit Breakers

Body of Water: Mohawk River

Financial

Possession: At Closing

Tax Annual Amount: \$3,970.57

Tax Lot: 64.002

Special Listing Conditions: Standard

Tax Block: 2

Tax Tract: 284.04



School Information

High School: Shenendehowa

High School District: Shenendehowa

