



©2024 Global MLS

\$679,900

8 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 ranch with 3 bedrooms & 2 Baths. Open floor plan, with beautiful kitchen w island, dining area, living room w cozy fireplace, den/office & screened back porch. Primary suite with walk in closet and private bath. 2 additional good sized bedrooms and 2nd full bath, Laundry/mud room, 2 car garage and full basement. Beautiful 1+ acre lot w Hydro seeded lawn, IG sprinklers, paved driveways & landscape package! Can build to suit so bring your dreams & ideas! Many plans to choose from! Don't miss out [...]

- 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: 1.09 acres
Type: Single Family Residence
Status: Active
Bedrooms: 3 beds
Year built: 2024

MLS ID: 202414132
List Agent Email: jennmball@yahoo.com
Days On Market: 1
Living Area sqft: 1807
Category: Residential
New Construction: 1
Total Rooms: 8
Half baths: 0 half baths
Zoning: Single Residence

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, Screened
Attached Garage: 1
Basement: Full, Interior Entry
Architectural Style: Craftsman, Custom, Ranch

Interior Features

Floor Covering: Carpet, Ceramic Tile, Hardwood
Cooling: Central Air
Fireplace Features: Living Room
Laundry Features: Main Level
Bathrooms Total: 2

Heating: Forced Air, Propane
Fireplace: 1
Interior Features: Walk-In Closet(s), Ceramic Tile Bath, Kitchen Island
Bathrooms Full: 2



Exterior Features

Parking: Attached, Driveway, Garage Door Opener, Paved
Exterior Features: Drive-Paved, Other
Lot Size Units: Acres
Lot Size Area: 1.09
Lot Features: Sprinklers In Front, Sprinklers In Rear

Amenities & Features

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

Fees

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

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

Tax Block: 2

Tax Tract: 89.9

Special Listing Conditions: Standard

Tax Lot: 4

School Information

High School: South Glens Falls

High School District: South Glens Falls

