



©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

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### Basics



**Date added:** Added 7 months 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

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## Directions

**Directions:** Old Saratoga Road to Hidden Pond Way <https://preserveatoldsaratoga.com/>

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## 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

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## 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



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## 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

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## Amenities & Features

**Utilities:** Underground Utilities

**Sewer:** Septic Tank

**Water:** Drilled Well

**Electric:** 200+ Amp Service

**HOA Amenities:** None

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## Fees

**HOA Fee:** \$144

**HOA Fee Frequency:** Monthly

**HOA Fee Includes:** Trash

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## 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.

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## Financial



**Possession:** At Closing

**Special Listing Conditions:** Standard

**Tax Block:** 2

**Tax Lot:** 4

**Tax Tract:** 89.9

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## School Information

**High School:** South Glens Falls

**High School District:** South Glens Falls

