



**\$615,000**

## **82 MANN BOULEVARD, HALFMOON, NY 12065**

<https://fallatigroup.com>

- 4 beds
- Single Family Residence
- Residential
- Pending

\*\*\*Multiple Offers In, Deadline is Monday 4 pm Welcome to 82 Mann Blvd in the desirable Olde Dater Farms. From the moment you step into the grand two-story foyer, this 4-bedroom, 2.5-bath home feels like the one. Enjoy evenings by the wood-burning fireplace in the family room, framed by plantation shutters that add a touch of elegance. The kitchen features white cabinetry, granite countertops, stainless steel appliances, and a casual eat-in area. Retreat to the serene primary suite with tray ceilings, a walk-in closet, and a spa-like bath featuring a jetted tub and double vanity. Outside, entertain in style with an in-ground heated pool, lush lawn, and paver patio designed for summer gatherings. Are you ready to make it yours?

### **Basics**



**Date added:** Added 1 week ago  
**List Office Name:** Howard Hanna  
**List Agent Office Phone:** 518-645-0252  
**County:** Saratoga  
**Subdivision Name:** Olde Dater Farm  
**Category:** Residential  
**Status:** Pending  
**Bedrooms:** 4 beds  
**Year built:** 1992

**MLS ID:** 202518218  
**List Agent Email:** rebekah.oneil518@gmail.com  
**Days On Market:** 5  
**Living Area sqft:** 2458  
**Lot Size Acres:** 0.46 acres  
**Type:** Single Family Residence  
**Total Rooms:** 10  
**Half baths:** 1 half bath  
**Zoning:** Single Residence

## Directions

**Directions:** Farm to Market Road to Mann Blvd.

## Building Details

**Construction Materials:** Vinyl Siding  
**Garage:** 1  
**Garage Spaces:** 2  
**Roof:** Shingle  
**Property Condition:**  
Updated/Remodeled  
**Doors:** Sliding Doors

**Patio & Porch:** Patio  
**Attached Garage:** 1  
**Basement:** Finished, Full, Heated, Pillar/Post/Pier, Sump Pump  
**Windows:** Plantation Shutters, Screens, Bay Window(s), Blinds, Double Pane Windows  
**Architectural Style:** Colonial  
**Fencing:** Other, Vinyl, Back Yard

## Interior Features



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

**Cooling:** Central Air

**Fireplace:** 1

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

**Laundry Features:** Electric Dryer Hookup, In Basement, Laundry Room, Washer Hookup

**Bathrooms Total:** 3

**Heating:** Forced Air, Humidity Control, Natural Gas

**Appliances:** Dishwasher, Disposal, Dryer, Electric Oven, Gas Water Heater, Humidifier, Microwave, Oven, Range, Range Hood, Refrigerator, Washer/Dryer

**Fireplace Features:** Family Room, Wood Burning

**Above Grade Finished Area Source:** See Remarks

**Bathrooms Full:** 2

## Exterior Features

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

**Lot Size Units:** Acres

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

**Exterior Features:** Drive-Paved

**Lot Size Area:** 0.46

**View:** Trees/Woods

## Amenities & Features

**Utilities:** Cable Available, Cable Connected, Underground Utilities

**Water:** Public

**Pool Features:** In Ground

**Other Equipment:** Irrigation Equipment

**Sewer:** Public Sewer

**Electric:** Underground, 200+ Amp Service, Circuit Breakers

**Spa:** Jet Tub

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

## Financial



**Possession:** At Closing

**Tax Annual Amount:** \$8,750.21

**Tax Lot:** 5.000

**Special Listing Conditions:** Standard

**Tax Block:** 1

**Tax Tract:** 266.14

## School Information

**Elementary School:** Karigon

**High School:** Shenendehowa

**High School District:** Shenendehowa

