



\$839,900

## 87 BUTTON ROAD, HALFMOON, NY 12188

<https://fallatigroup.com>

\*Open house Fri 4-6 PM and Sun 12-2 PM\*Experience the epitome of farmhouse-style luxury in this stunning custom home, crafted by an award-winning builder for his personal residence. This property features bespoke details, including custom built-ins in the office and primary suite closet. Hand-scraped hardwood floors exude timeless beauty, while soapstone counters and a butcher block island in the gourmet kitchen make a striking statement. Enjoy the convenience of a central vacuuming system, outdoor speakers, and heated garage. The main house boasts 3 spacious bedrooms, with the primary suite serving as a private retreat. Additionally, an income unit next door with 2 bedrooms offers extra revenue or guest accommodations. Showings begin on Friday-don't miss this farmhouse-style masterpiece!

- 5 beds
- Single Family Residence
- Residential
- Active

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### Basics



**Date added:** Added 3 months ago  
**List Office Name:** eXp Realty  
**List Agent Office Phone:** 518-663-6315  
**Living Area sqft:** 3494  
**Category:** Residential  
**Status:** Active  
**Bedrooms:** 5 beds  
**Year built:** 2014

**MLS ID:** 202419607  
**List Agent Email:** Shannon@McCarthySells.com  
**County:** Saratoga  
**Lot Size Acres:** 1.83 acres  
**Type:** Single Family Residence  
**Total Rooms:** 11  
**Half baths:** 1 half bath

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## Directions

**Directions:** From 87 Take exit 9E for NY-146 E toward Halfmoon Turn R onto NY-146 E Turn R onto NY-236 S Turn L onto Hayner Rd Turn L onto Lower Newtown Rd Turn R onto Button Rd Destination will be on L

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## Building Details

**Construction Materials:** Fiber Cement  
**Garage:** 1  
**Basement:** Finished  
**Architectural Style:** 1 Family + In-Law, Duplex, Farmhouse  
**Fencing:** None

**Patio & Porch:** Patio  
**Garage Spaces:** 5  
**Roof:** Shingle  
**Doors:** Sliding Doors

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## Interior Features



**Floor Covering:** Carpet, Marble, Wood

**Heating:** Propane, Propane Tank Owned

**Cooling:** Central Air

**Appliances:** Built-In Electric Oven, Dishwasher, Dryer, Microwave, Refrigerator, Washer

**Fireplace:** 1

**Fireplace Features:** Living Room

**Interior Features:** Walk-In Closet(s), Built-in Features, Central Vacuum, Kitchen Island

**Laundry Features:** Laundry Room, Main Level

**Bathrooms Full:** 4

**Bathrooms Total:** 5

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## Exterior Features

**Parking:** Garage Door Opener, Heated Garage, Paved

**Exterior Features:** Drive-Paved, Lighting

**Lot Size Units:** Acres

**Lot Size Area:** 1.83

**Lot Features:** Level, Cleared, Landscaped

**View:** Creek/Stream

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## Amenities & Features

**Sewer:** Septic Tank

**Water:** Public

**Electric:** 200+ Amp Service

**Security Features:** Security System

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## Additional

**Buyer Agency Compensation:** 2.00

**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

**Tax Annual Amount:** \$8,928.01

**Tax Lot:** 25.001

**Special Listing Conditions:** Standard

**Tax Block:** 2

**Tax Tract:** 279.00

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## School Information

**Elementary School:** Shatekon

**High School:** Shenendehowa

**High School District:** Shenendehowa

