



\$534,000

9 NEW HERON DRIVE, HALFMOON, NY 12118

<https://fallatigroup.com>

Owner is a Licensed Associate Broker and the Listing Agent. Welcome to this beautifully maintained 10-year-old Marini-built ranch offering the ease of single-level living with thoughtful design and exceptional natural surroundings. Featuring 2 bedrooms plus a dedicated office and 2 full baths, this home combines open-concept flow, soaring ceilings, and abundant natural light to create a space that feels both airy and inviting from the moment you enter. Set on what is arguably the most desirable .62 acre lot in the neighborhood, the property backs to forever-wild land and borders a tranquil pond, bringing nature right to your backyard. Enjoy daily visits from deer, rabbits, ducks, turtles, frogs, songbirds — in a setting that offers rare privacy and peaceful views year-round. The [...]

- 2 beds
- 2 baths
- Single Family Residence
- Residential
- Pending

Basics



Date added: Added 2 months ago
List Office Name: KW Platform
List Agent Office Phone: 518-949-9457
County: Saratoga
Subdivision Name: Howland Park
Category: Residential
Status: Pending
Bedrooms: 2 beds
Half baths: 0 half baths

MLS ID: 202612460
List Agent Email: lisanewcomb@kw.com
Days On Market: 16
Living Area sqft: 1613
Lot Size Acres: 0.62 acres
Type: Single Family Residence
Total Rooms: 9
Bathrooms: 2 baths
Year built: 2016

Virtual Tour

Virtual Tour: <https://app.doaudiotours.com/branded?id=15723&lang=en-US>

Directions

Directions: Johnson Rd. to Wolf Run to Howland Park to New Heron

Building Details

Construction Materials: Vinyl Siding

Attached Garage: 1

Basement: Full

Windows: Screens, Egress Window

Architectural Style: Contemporary, Ranch

Garage: 1

Garage Spaces: 2

Roof: Asphalt

Property Condition: Updated/Remodeled

Doors: Sliding Doors

Interior Features



Floor Covering: Wood

Cooling: Central Air

Fireplace: 1

Interior Features: Grinder Pump, High Speed Internet, Paddle Fan, Solid Surface Counters, Vaulted Ceiling(s), Walk-In Closet(s), Cathedral Ceiling(s), Ceramic Tile Bath, Eat-in Kitchen, Kitchen Island

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

Heating: Forced Air, Humidity Control, Natural Gas

Appliances: Dishwasher, Electric Oven, Range, Range Hood, Refrigerator, Washer/Dryer

Fireplace Features: Gas, Living Room

Above Grade Finished Area Source: Public Records

Bathrooms Full: 2

Exterior Features

Parking: Attached, Driveway, Garage Door Opener, Off Street, Paved

Lot Size Units: Acres

Lot Features: Level, Private, Sprinklers In Front, Sprinklers In Rear, Cleared, Cul-De-Sac, Irregular Lot, Landscaped

Exterior Features: Drive-Paved, Lighting

Lot Size Area: 0.62

View: Pond

Amenities & Features

Utilities: Cable Available, Underground Utilities

Water: Public

HOA Amenities: None

Sewer: Public Sewer

Electric: Circuit Breakers

Other Equipment: Grinder Pump

Fees

HOA Fee: \$448

HOA Fee Includes: Other, Snow Removal

HOA Fee Frequency: Annually



Financial

Possession: At Closing

Tax Annual Amount: \$8,856

Tax Lot: 59.000

Special Listing Conditions: Standard

Tax Block: 2

Tax Tract: 261.13

School Information

High School District: Mechanicville

