



\$570,200

## 9 WHEATFIELD WAY, HALFMOON, NY 12118

<https://fallatigroup.com>

Marini Homes - To be built - Pinebrook Hills We have plenty of lots available. Average size of lot is .35 and most them back up to forever wild. Shen School District. Home size range from 1500 sq ft to over 3100+ sq ft. Pricing starting from \$485,300k, offering both one story ranch plans, 2 story traditional homes and our Trilogy floor plans. This Ravello New England can fit on many of the other lots still available. Call now for information on all the lots we have. Schedule now to view our model home on site. Photos of the model home

- 4 beds
- Single Family Residence
- Residential
- Active

### Basics



**Date added:** Added 5 months ago  
**List Office Name:** Robmar Realty, Inc.  
**List Agent Office Phone:** 518-817-0377  
**County:** Saratoga  
**Lot Size Acres:** 0.25 acres  
**Type:** Single Family Residence  
**Status:** Active  
**Bedrooms:** 4 beds  
**Zoning:** Single Residence

**MLS ID:** 202417662  
**List Agent Email:** mmillington@marini.com  
**Days On Market:** 1  
**Living Area sqft:** 2304  
**Category:** Residential  
**New Construction:** 1  
**Total Rooms:** 9  
**Half baths:** 1 half bath

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## Directions

**Directions:** I87 North to exit 9. North on Rt 9 to a right on to Farm to Market Road, after approximately 1 mile Pinebrook Hills (Wheatfield Way) will be on the left....just before Angle Lane.

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## Building Details

**Construction Materials:** Vinyl Siding  
**Attached Garage:** 1  
**Basement:** Full, Sump Pump  
**Architectural Style:** Colonial

**Garage:** 1  
**Garage Spaces:** 2  
**Roof:** Asphalt, Shingle  
**Doors:** Sliding Doors

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## Interior Features



**Floor Covering:** Ceramic Tile, Laminate

**Cooling:** Central Air

**Fireplace:** 1

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

**Laundry Features:** Laundry Room, Upper Level

**Bathrooms Total:** 3

**Heating:** Forced Air, Natural Gas

**Appliances:** Dishwasher, Disposal, Gas Water Heater, Microwave, Oven, Range, Tankless Water Heater

**Fireplace Features:** Family Room, Gas

**Above Grade Finished Area Source:** Builder

**Bathrooms Full:** 2

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## Exterior Features

**Parking:** Attached, Garage Door Opener, Off Street

**Lot Size Units:** Acres

**Lot Features:** Cleared

**Exterior Features:** Lighting

**Lot Size Area:** 0.25

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## Amenities & Features

**Utilities:** Cable Available

**Water:** Public

**HOA Amenities:** None

**Sewer:** Public Sewer

**Electric:** 200+ Amp Service

**Security Features:** Security System

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## Fees

**HOA Fee:** \$281

**HOA Fee Frequency:** Annually

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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:** Other, At Closing **Special Listing Conditions:** Required Reg Policy

**Tax Annual Amount:** \$40

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## School Information

**High School:** Shenendehowa

**High School District:** Shenendehowa

