



## L42 MAGNOLIA DRIVE, HALFMOON, NY 12065

<https://fallatigroup.com>

Welcome to Juniper Ridge in Halfmoon! MODEL HOME OPEN FRIDAY – MONDAY 12-3PM. Abele Homes is proud to offer new construction homes in a low-maintenance community. The monthly HOA will handle lawn care, snow removal and common area maintenance. Enjoy quality craftsmanship, an abundant standard features package, forever wild lots and more. Our build time is 8-10 months. TO BE BUILT. Photos are of builders previous work (of the Sienna floorplan).

**\$585,995**

- 3 beds
- Single Family Residence
- Residential
- Active

### Basics



**Date added:** Added 1 year ago

**List Office Name:** Abele Home Realty

**List Agent Office Phone:** 518-491-1173

**County:** Saratoga

**Lot Size Acres:** 0.33 acres

**Type:** Single Family Residence

**Status:** Active

**Bedrooms:** 3 beds

**Zoning:** Single Residence

**MLS ID:** 202414710

**List Agent Email:** maureenabele@gmail.com

**Days On Market:** 357

**Living Area sqft:** 1788

**Category:** Residential

**New Construction:** 1

**Total Rooms:** 9

**Half baths:** 0 half baths

## Directions

**Directions:** From North - Take I87, take exit 9E toward Halfmoon onto RT-146 E, Continue on RT-146 for 2.25 miles. Turn right onto Route 236 for 0.53 miles. Turn left onto Betts Ln and the community is up the hill. From South - Take I87 N, exit 9 toward US-9/RT-146 E. Go for 0.28 mi. Turn right onto RT-146 and go for 0.20 miles. Turn right onto Route 236 (0.53 miles). Turn left onto Betts lane. Up hill

## Building Details

**Construction Materials:** Vinyl Siding

**Garage Spaces:** 2

**Roof:** Shingle

**Architectural Style:** Ranch

**Attached Garage:** 1

**Basement:** Unfinished

**Windows:** Screens, Shutters, Display Window(s), Egress Window

## Interior Features



**Floor Covering:** Ceramic Tile, Vinyl

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** Walk-In Closet(s), Ceramic Tile Bath, Kitchen Island

**Bathrooms Full:** 2

**Heating:** Forced Air, Natural Gas

**Appliances:** Dishwasher, Disposal, Humidifier, Microwave, Range

**Fireplace Features:** Family Room

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

**Bathrooms Total:** 2

## Exterior Features

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

**Lot Size Units:** Acres

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

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

**Lot Size Area:** 0.33

**View:** Trees/Woods

## Amenities & Features

**Utilities:** Underground Utilities

**Water:** Public

**HOA Amenities:** None

**Sewer:** Public Sewer

**Electric:** 200+ Amp Service

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

## Fees

**HOA Fee:** \$249

**HOA Fee Includes:** Maintenance Grounds, Snow Removal

**HOA Fee Frequency:** Monthly

## 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

**Special Listing Conditions:** Standard

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## School Information

**Elementary School:** Shatekon

**High School:** Shenendehowa

**High School District:** Shenendehowa

