



\$585,995

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).

- 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
Attached Garage: 1
Garage Spaces: 2
Roof: Shingle
Basement: Unfinished
Windows: Screens, Shutters, Display Window(s), Egress Window
Architectural Style: Ranch

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

Sewer: Public Sewer

Water: Public

Electric: 200+ Amp Service

HOA Amenities: None

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

Fees

HOA Fee: \$249

HOA Fee Frequency: Monthly

HOA Fee Includes: Maintenance Grounds, Snow Removal

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.

Financial

Possession: At Closing

Special Listing Conditions: Standard

School Information

Elementary School: Shatekon

High School: Shenendehowa

High School District: Shenendehowa

