



\$599,995

## L43 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. Dawson II floorplan features 2 bedrooms on the first floor and 2 full bathrooms. The 2nd floor has another bedroom and loft area, with the option to convert the loft into a 4th bedroom.

- 3 beds
- Single Family Residence
- Residential
- Active

### Basics



**Date added:** Added 1 month ago  
**List Office Name:** Abele Home Realty  
**List Agent Office Phone:** 518-491-1173  
**County:** Saratoga  
**Lot Size Acres:** 0.3 acres  
**Type:** Single Family Residence  
**Status:** Active  
**Bedrooms:** 3 beds

**MLS ID:** 202423518  
**List Agent Email:** maureenabele@gmail.com  
**Days On Market:** 1  
**Living Area sqft:** 2245  
**Category:** Residential  
**New Construction:** 1  
**Total Rooms:** 9  
**Half baths:** 0 half baths

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## 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

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## Building Details

**Construction Materials:** Stone, Vinyl Siding  
**Garage:** 1  
**Garage Spaces:** 2  
**Roof:** Shingle  
**Architectural Style:** Craftsman

**Patio & Porch:** Front Porch  
**Attached Garage:** 1  
**Basement:** Unfinished  
**Windows:** Screens, Shutters, Egress Window

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## Interior Features



**Heating:** Forced Air, Natural Gas

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

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

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

**Bathrooms Total:** 3

**Cooling:** Central Air

**Fireplace:** 1

**Above Grade Finished Area Source:** Builder

**Bathrooms Full:** 3

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## Exterior Features

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

**Lot Size Units:** Acres

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

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

**Lot Size Area:** 0.3

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## Amenities & Features

**Utilities:** Underground Utilities

**Water:** Public

**HOA Amenities:** None

**Sewer:** Public Sewer

**Electric:** 200+ Amp Service

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## Fees

**HOA Fee:** \$248

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

**HOA Fee Frequency:** Monthly

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## Additional

**Compensation Disclaimer:** .



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## Financial

**Possession:** At Closing

**Tax Block:** 1

**Tax Tract:** 273.14

**Special Listing Conditions:** Standard

**Tax Lot:** 48.2

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## School Information

**Elementary School:** Shatekon

**High School District:** Shenendehowa

**High School:** Shenendehowa

