



\$623,995

7 MAGNOLIA DRIVE, HALFMOON, NY 12065

<https://fallatigroup.com>

Welcome to Juniper Ridge in Halfmoon! Only 7 lots available in Phase 1. 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 builder's previous work (of the Amira floorplan).

- 3 beds
- 2 baths
- Single Family Residence
- Residential
- Active

Basics



Date added: Added 10 months 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
Half baths: 0 half baths

MLS ID: 202516621
List Agent Email: maureenabele@gmail.com
Days On Market: 262
Living Area sqft: 1855
Category: Residential
New Construction: 1
Total Rooms: 9
Bathrooms: 2 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

Patio & Porch: Patio
Basement: Unfinished
Windows: Screens, Shutters, Egress Window
Doors: Sliding Doors

Interior Features



Floor Covering: Ceramic Tile, Tile, Vinyl

Cooling: Central Air

Fireplace: 1

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

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

Bathrooms Total: 2

Heating: Forced Air, Natural Gas

Appliances: Dishwasher, Disposal, Microwave, Range

Fireplace Features: Family Room

Above Grade Finished Area Source: Builder

Bathrooms Full: 2

Exterior Features

Exterior Features: None **Lot Size Units:** Acres

Lot Size Area: 0.3 **Lot Features:** Sprinklers In Front, Sprinklers In Rear

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: \$250

HOA Fee Frequency: Monthly

HOA Fee Includes: Maintenance Grounds, Snow Removal

Financial

Possession: At Closing

Special Listing Conditions: Standard



School Information

High School: Shenendehowa

High School District: Shenendehowa

