



**TechValley Homes**  
**Real Estate**

"The forward thinking company"

**WELCOME TO .....**

# **21 WESLEY COURT WESTBROOK**

**Offered at \$469,900**

*THIS SPACIOUS, LESS THAN TWO-YEAR  
 YOUNG CUSTOM RANCH OFFERS THE  
 FOLLOWING REFINED FEATURES:*



**FIRST FLOOR**

- Spacious Great Room with Custom Hardwood Floors, Cathedral Ceiling and Wired for Surround Sound
- Gas Fireplace with Granite Surround
- Nine foot ceilings throughout
- Screened Porch Directly Off the Great Room
- Formal Dining Room with Chair Rail, Crown Molding and Hardwood Floors
- Large, Open Kitchen with:
 

Quartz Solid Surface Countertops	Custom Tiled Backsplash
Schrock Parker Cherry Cabinets	Hardwood Floors
Bosch Gas Convection Range	Bosch Dishwasher
Bosch Stainless Steel Refrigerator	Generous Pantry Cabinets
Custom Lighting	
- Bright and Spacious Breakfast Area with Direct Access to the Screened Porch
- Powder Bath with Decorative Sink and Tile Floor
- Master Suite with Berber Carpet, Two Walk-In Closets with Custom Double Hanging Shelving
- Master Bath including Custom Cherry Vanity with Cultured Marble Top, Double sinks, Frameless Shower Door, Tile Floor, Large Whirlpool Tub and Separate Toilet Area
- Bedroom 2 and 3 - Very Spacious (Can Easily Accommodate Queen Size Beds), Berber Carpet and Large Windows
- Full Bath with Natural Wood Color Vanity and Tile Floor
- Laundry / Mud Room with Tile Floor and Sink
- Front Study with Large Double Width Window and Berber Carpet
- 2340 Square Feet of Living Space (approximate)



**LISTING AGENT:**

**Sue Backshall, Tech Valley Homes Real Estate**

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**Office (518) 435-9944**

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## GARAGE:

- Oversize Garage
- Two Remote Garage Door Openers
- Generous Storage Area
- Separate side Access Door

## YARD

- Private, Almost One Acre
- Adjacent, Forever Wild Woods
- Full Lawn Sprinkler System with Separate Line for Garden



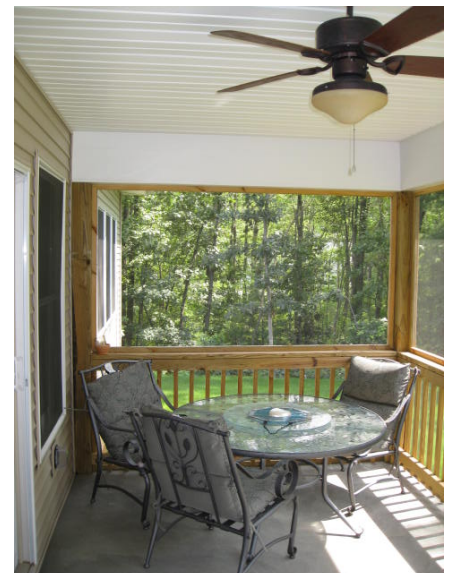
## BASEMENT

- 2340 sqft Full Basement
- Outside Access "Bilco" Door



## OTHER

- ENERGY STAR Construction
- High-Efficiency, Low E Windows
- Double Hung Windows with Tilt-In Sashes
- Extensive Telephone and Cable Hook-ups
- Gas and Electric Dryer Hook-ups
- Upgraded Lighting Fixtures
- Fiber Classic, Stained Front Entry Door with Sidelight
- Less Than Two Years Old
- Full Wired Security System
- Total Taxes Approx. \$9100
- Plasma TV, Blu-Ray Player and Built-in Surround Sound System
- High Efficiency Gas Furnace
- High Efficiency Central Air Conditioning
- 75 Gallon, High Efficiency, Gas Water Heater
- Vinyl Siding with Front Stone
- Programmable Thermostat
- Town Water and Sewer
- Shenendehowa Schools
- Saratoga County, Town of Halfmoon
- Custom Painting Throughout
- Washer and Dryer



## EXCLUSIONS:

- Non-Attached Storage Cabinets
- Kitchen Island
- Microwave

**Westbrook is a new community of just eighteen (when completed) luxury homes on large, wooded lots. Westbrook is off Harris Road in Halfmoon, convenient to Route 9 and the Northway.**