



\$575,000

## 12 DEER RUN HOLLOW, HALFMOON, NY 12065

<https://fallatigroup.com>

Welcome to 12 Deer Run Hollow in Halfmoon, a beautifully maintained and thoughtfully updated home offering comfort, style, and peace of mind with extensive improvements throughout. This move-in ready property features hardwood floors throughout, creating a warm and cohesive feel across the home. Natural light pours in through skylights and newer windows (2019 & 2021), enhancing the bright and inviting interior. The kitchen has been tastefully refreshed in May 2025 with painted cabinetry, new hardware, hidden hinges, crown moulding, and under-cabinet lighting—perfectly blending modern updates with everyday functionality. Both bathrooms were renovated in 2017, including a fully updated primary bath and a refreshed guest bath. The main living area is anchored by a newer fireplace insert (2020), adding both charm and comfort.

[...]

- 4 beds
- 4 baths
- Single Family Residence
- Residential
- Active



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## Basics

**Date added:** Added 5 days ago

**List Office Name:** Howard Hanna Capital Inc

**List Agent Office Phone:** 518-225-4799

**County:** Saratoga

**Lot Size Acres:** 0.5 acres

**Category:** Residential

**Status:** Active

**Bedrooms:** 4 beds

**Half baths:** 1 half bath

**Zoning:** Single Residence

**MLS ID:** 202615557

**List Agent Email:** breck30@outlook.com

**Days On Market:** 4

**Living Area sqft:** 2238

**Lot Size Dimensions:** 21780 sqft

**Type:** Single Family Residence

**Total Rooms:** 13

**Bathrooms:** 4 baths

**Year built:** 1993

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## Directions

**Directions:** Take Route 9 north toward Clifton Park Turn right onto Farm to Market Rd Continue on Farm to Market Rd for about 1-2 miles Turn left onto Pruyn Hill Rd Take a right onto Deer Run Hollow Follow Deer Run Hollow--#12 will be on your right

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## Building Details

**Construction Materials:** Vinyl Siding

**Garage:** 1

**Garage Spaces:** 2

**Roof:** Asphalt, Shingle

**Property Condition:** Updated/Remodeled

**Doors:** French Doors

**Patio & Porch:** Rear Porch, Front Porch, Patio

**Attached Garage:** 1

**Basement:** Finished, Full

**Windows:** Double Pane Windows

**Architectural Style:** Colonial

**Fencing:** Back Yard, Fenced, Partial

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## Interior Features



**Floor Covering:** Carpet, Ceramic Tile, Hardwood

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** High Speed Internet, Paddle Fan, Solid Surface Counters, Vaulted Ceiling(s), Walk-In Closet(s), Crown Molding, Eat-in Kitchen

**Laundry Features:** Laundry Room, Main Level

**Heating:** Forced Air, Natural Gas, Solar, Zoned

**Appliances:** Dishwasher, Electric Oven, Microwave, Range, Refrigerator, Washer/Dryer

**Fireplace Features:** Family Room, Gas

**Above Grade Finished Area Source:** CRS

**Bathrooms Full:** 3

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## Exterior Features

**Parking:** Attached, Driveway, Off Street, Paved

**Lot Size Units:** Acres

**Lot Features:** Sloped, Sprinklers In Front, Wooded, Landscaped

**Exterior Features:** None

**Lot Size Area:** 0.5

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## Amenities & Features

**Utilities:** Cable Available

**Water:** Public

**HOA Amenities:** None

**Sewer:** Public Sewer

**Electric:** 200+ Amp Service

**Other Equipment:** None

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## Fees

**HOA Fee:** \$195

**HOA Fee Includes:** Other

**HOA Fee Frequency:** Annually

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## Financial



**Possession:** At Closing

**Tax Annual Amount:** \$7,286.45

**Tax Lot:** 19.000

**Special Listing Conditions:** Standard

**Tax Block:** 2

**Tax Tract:** 278.06

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## School Information

**Elementary School:** Arongen

**High School District:** Shenendehowa

**High School:** Shenendehowa

