



\$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
- Pending



Basics

Date added: Added 2 months 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: Pending
Bedrooms: 4 beds
Half baths: 1 half bath
Zoning: Single Residence

MLS ID: 202615557
List Agent Email: breck30@outlook.com
Days On Market: 7
Living Area sqft: 2238
Lot Size Dimensions: 21780 sqft
Type: Single Family Residence
Total Rooms: 13
Bathrooms: 4 baths
Year built: 1993

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

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

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

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

Amenities & Features

Utilities: Cable Available

Water: Public

HOA Amenities: None

Sewer: Public Sewer

Electric: 200+ Amp Service

Other Equipment: None

Fees

HOA Fee: \$195

HOA Fee Includes: Other

HOA Fee Frequency: Annually

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

School Information

Elementary School: Arongen

High School: Shenendehowa

High School District: Shenendehowa

