



\$590,000

42 DEER RUN HOLLOW, HALFMOON, NY 12065

<https://fallatigroup.com>

Welcome to Deer Run Hollow, one of Halfmoon/Clifton Park's most sought-after neighborhoods! This beautifully maintained, light-filled Colonial offers 3 bedrooms and 4 bathrooms, combining comfort, style, and modern updates throughout. The custom kitchen is a true highlight, featuring granite countertops and soft-close cabinetry—perfect for both everyday living and entertaining. Recent upgrades include two full bathrooms (2026), brand-new carpeting on the second floor (2026), and fresh Benjamin Moore paint throughout (2026). Gleaming hardwood floors on the first floor. The spacious living room with a vaulted ceiling and cozy gas fireplace creates a warm, inviting atmosphere. A first-floor laundry room with a built-in ironing desk adds extra functionality. The finished walkout basement adds incredible versatility, complete with a half bathroom and kitchenette—ideal for entertaining, [...]

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



Basics

Date added: Added 2 days ago

MLS ID: 202615040

List Office Name: Howard Hanna Capital Inc

List Agent Email: yuliyaloytra@howardhanna.com

List Agent Office Phone: 518-384-9461

Days On Market: 1

County: Saratoga

Living Area sqft: 2616

Lot Size Acres: 0.46 acres

Category: Residential

Type: Single Family Residence

Status: Active

Total Rooms: 8

Bedrooms: 3 beds

Bathrooms: 4 baths

Half baths: 2 half baths

Year built: 1989

Zoning: Single Residence

Directions

Directions: Directions to 42 Deer Run Hollow from I-87 (Exit 8A): Take Exit 8A and head east on Grooms Road. Turn left onto Woodin Road, then turn right onto Sitterly Road. Next, turn right onto Cindy Lane, and finally turn left onto Deer Run Hollow. Continue to reach 42 Deer Run Hollow.

Building Details

Construction Materials: Aluminum Siding, Brick, Vinyl Siding

Patio & Porch: Deck, Front Porch

Garage: 1

Attached Garage: 1

Garage Spaces: 2

Basement: Finished, Full, Heated, Walk-Out Access

Roof: Asphalt, Shingle

Windows: Bay Window(s)

Property Condition: Updated/Remodeled

Architectural Style: Colonial

Doors: Sliding Doors

Fencing: Back Yard, Fenced, Partial, Privacy

Interior Features



Floor Covering: Carpet, Ceramic Tile, Hardwood, Laminate

Heating: Forced Air

Cooling: Central Air

Appliances: Dishwasher, Disposal, Electric Oven, Gas Water Heater, Microwave, Refrigerator, Washer/Dryer

Fireplace: 1

Fireplace Features: Gas, Living Room

Interior Features: Home Protection Plan, Vaulted Ceiling(s), Eat-in Kitchen

Above Grade Finished Area Source: CRS

Laundry Features: Laundry Room, Main Level

Bathrooms Full: 2

Exterior Features

Parking: Attached, Driveway, Garage Door Opener

Exterior Features: Drive-Paved, Lighting

Lot Size Units: Acres

Lot Size Area: 0.46

Lot Features: Sprinklers In Front, Sprinklers In Rear, Landscaped

Amenities & Features

Utilities: Cable Available

Sewer: Public Sewer

Water: Public

Electric: 220 Volts

Pool Features: In Ground, Outdoor Pool

HOA Amenities: None

Security Features: Carbon Monoxide Detector(s)

Fees

HOA Fee: \$195

HOA Fee Frequency: Annually

HOA Fee Includes: Other, Maintenance Grounds

Financial



Possession: At Closing

Tax Annual Amount: \$9,513.59

Tax Lot: 10.000

Special Listing Conditions: Standard

Tax Block: 3

Tax Tract: 278.10

School Information

Elementary School: Arongen

High School District: Shenendehowa

High School: Shenendehowa

