



**\$400,000**

## **42 VOSBURGH ROAD, HALFMOON, NY 12118**

<https://fallatigroup.com>

Multiple offers! Best & final by Monday @ Noon. Tucked away on nearly 2 acres of serene landscape sits a classic 1980s ranch, offering the perfect footprint for those ready to trade "cookie-cutter" for a custom vision. While the interior is a true time capsule awaiting your modern touch, the "bones" and expansive room sizes provide a fantastic foundation for a high-end transformation. Whether you're dreaming of an open-concept farmhouse or a sleek mid-century modern revival, this home is the blank canvas you've been searching for. The true magic of this offering lies in the adjoining 4-acre lot that could be included in the sale (see separate listing), bringing your total private estate to a massive 6 acres. This isn't just extra [...]

- 3 beds
- 3 baths
- Single Family Residence
- Residential
- Pending

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### **Basics**



**Date added:** Added 2 weeks ago

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

**List Agent Office Phone:** 518-339-7614

**County:** Saratoga

**Lot Size Acres:** 1.95 acres

**Type:** Single Family Residence

**Total Rooms:** 11

**Bathrooms:** 3 baths

**Year built:** 1985

**MLS ID:** 202611629

**List Agent Email:** terikraszewski@howardhanna.com

**Days On Market:** 5

**Living Area sqft:** 1609

**Category:** Residential

**Status:** Pending

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

## Directions

**Directions:** Route 146 to Vosburgh Road. Property on the left.

## Building Details

**Construction Materials:** Stone, Vinyl Siding

**Attached Garage:** 1

**Basement:** Full

**Windows:** Bay Window(s)

**Doors:** French Doors

**Patio & Porch:** Deck, Front Porch

**Garage Spaces:** 2

**Roof:** Asphalt, Shingle

**Architectural Style:** Ranch

## Interior Features



**Floor Covering:** Carpet, Hardwood, Slate

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** High Speed Internet, Paddle Fan, Chair Rail, Kitchen Island

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

**Heating:** Fireplace Insert, Forced Air, Pellet Stove, Propane

**Appliances:** Cooktop, Dishwasher, Double Oven, Dryer, Refrigerator, Washer

**Fireplace Features:** Family Room, Gas

**Above Grade Finished Area Source:** CRS

**Bathrooms Full:** 2

## Exterior Features

**Parking:** Attached, Driveway, Garage Door Opener, Other

**Lot Size Units:** Acres

**Lot Features:** Level, Private, Landscaped

**Exterior Features:** Other, Drive-Paved

**Lot Size Area:** 1.95

## Amenities & Features

**Sewer:** Septic Tank

**Other Equipment:** DC Well Pump

**Electric:** Generator

## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$5,871

**Tax Lot:** 39.013

**Special Listing Conditions:** Estate

**Tax Block:** 1

**Tax Tract:** 267.00

## School Information



**Elementary School:** Arongen

**High School:** Shenendehowa

**High School District:** Shenendehowa

