



**\$688,000**

## **54 ROUTE 236, HALFMOON, NY 12065**

<https://fallatigroup.com>

Side-by-side brick duplex located in the highly desirable Shenendehowa School District offering over 3,800 sq ft of living space. Rare two-family opportunity ideal for investors seeking an income-producing property or owner-occupants looking to live in one unit while generating rental income from the other. Each unit features 3 bedrooms and 2 full bathrooms with updated kitchens, hardwood flooring, and bright, spacious living areas. The side-by-side layout provides enhanced privacy, separate entrances, private balcony spaces, individual backyard access, garage parking, and separate utilities — highly attractive for both tenants and homeowners. Situated on a beautifully landscaped 0.69-acre lot with an in-ground pool and patio areas, this large duplex combines scale, comfort, and long-term investment potential. Rare opportunity to own a multi-family property in [...]

- 6 beds
- 4 baths
- Duplex
- MultiFamily
- Active

### **Basics**



**Date added:** Added 1 day ago

**MLS ID:** 202612199

**List Office Name:** Realty One Group Key

**List Agent Email:** yanwang0510@gmail.com

**List Agent Office Phone:** 518-421-7364

**County:** Saratoga

**Living Area sqft:** 3815

**Lot Size Acres:** 0.69 acres

**Category:** MultiFamily

**Type:** Duplex

**Status:** Active

**Bedrooms:** 6 beds

**Bathrooms:** 4 baths

**Half baths:** 0 half baths

**Year built:** 1977

## Directions

**Directions:** Guideboard Rd to 236 and the property will be on your left.

## Building Details

**Construction Materials:** Brick

**Patio & Porch:** Deck, Patio

**Garage Spaces:** 4

**Basement:** None

**Architectural Style:** Other

## Interior Features

**Floor Covering:** Vinyl, Wood

**Heating:** Hot Water, Natural Gas

**Cooling:** Central Air

**Fireplace:** 2

**Above Grade Finished Area Source:** CRS

**Laundry Features:** Laundry Room

**Bathrooms Full:** 4

## Exterior Features



**Parking:** Paved

**Exterior Features:** Garden

**Lot Size Units:** Acres

**Lot Size Area:** 0.69

**Lot Features:** Level, Cleared

## Amenities & Features

**Sewer:** Public Sewer

**Water:** Public

**Electric:** 150 Amp Service

## Financial

**Possession:** At Closing

**Special Listing Conditions:** Other

**Tax Annual Amount:** \$7,121.50

**Tax Block:** 1

**Tax Lot:** 48.000

**Tax Tract:** 279.00

## School Information

**High School:** Shenendehowa

**High School District:** Shenendehowa

