



\$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

List Office Name: Realty One Group Key

List Agent Office Phone: 518-421-7364

Living Area sqft: 3815

Category: MultiFamily

Status: Active

Bathrooms: 4 baths

Year built: 1977

MLS ID: 202612199

List Agent Email: yanwang0510@gmail.com

County: Saratoga

Lot Size Acres: 0.69 acres

Type: Duplex

Bedrooms: 6 beds

Half baths: 0 half baths

Directions

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

Building Details

Construction Materials: Brick

Garage Spaces: 4

Architectural Style: Other

Patio & Porch: Deck, Patio

Basement: None

Interior Features

Floor Covering: Vinyl, Wood

Cooling: Central Air

Above Grade Finished Area Source: CRS

Bathrooms Full: 4

Heating: Hot Water, Natural Gas

Fireplace: 2

Laundry Features: Laundry Room

Exterior Features



Parking: Paved

Lot Size Units: Acres

Lot Features: Level, Cleared

Exterior Features: Garden

Lot Size Area: 0.69

Amenities & Features

Sewer: Public Sewer

Electric: 150 Amp Service

Water: Public

Financial

Possession: At Closing

Tax Annual Amount: \$7,121.50

Tax Lot: 48.000

Special Listing Conditions: Other

Tax Block: 1

Tax Tract: 279.00

School Information

High School: Shenendehowa

High School District: Shenendehowa

