



**\$409,900**

## **70B FELLOWS ROAD, HALFMOON, NY 12065**

<https://fallatigroup.com>

Move-in ready townhome in a desirable Halfmoon community with no HOA fees. This well-cared-for home features stainless steel appliances, recessed lighting, and spacious living areas designed for comfort and everyday living. Ideally located just minutes from shopping, restaurants, the Impact Athletic Center, and everything Clifton Park has to offer. Enjoy the convenience of being centrally located between Albany and Saratoga with easy access to major roadways. Situated in the Shenendehowa School District \*\*\*Open house Saturday 4/11/26 from 12pm-2pm\*\*

- 2 beds
- 2 baths
- Single Family Residence, Townhouse
- Residential
- Active

---

### **Basics**



**Date added:** Added 1 week ago  
**List Office Name:** eXp Realty  
**List Agent Office Phone:** 518-480-5125  
**County:** Saratoga  
**Lot Size Acres:** 0.13 acres  
**Type:** Single Family Residence, Townhouse  
**Total Rooms:** 7  
**Bathrooms:** 2 baths  
**Year built:** 2016

**MLS ID:** 202614604  
**List Agent Email:** jlufkin1025@gmail.com  
**Days On Market:** 1  
**Living Area sqft:** 1300  
**Category:** Residential  
**Status:** Active  
**Bedrooms:** 2 beds  
**Half baths:** 0 half baths

---

## Directions

**Directions:** Directions From the North: Take I-87 South (Northway) to Exit 9. Merge onto NY-146 West toward Clifton Park. Continue approximately 0.5 miles, then turn right onto Fellows Road. Follow Fellows Road 70B will be on your right. Directions From the South: Take I-87 North (Northway) to Exit 9. Turn left onto NY-146 West toward Clifton Park. Continue about 0.5 miles, then turn right onto Fellows Rd

---

## Building Details

**Construction Materials:** Vinyl Siding  
**Basement:** Unfinished

**Garage Spaces:** 1  
**Roof:** Asphalt

---

## Interior Features

**Floor Covering:** Carpet, Tile, Vinyl

**Cooling:** Central Air

**Fireplace:** 1

**Above Grade Finished Area Source:** Builder

**Bathrooms Full:** 2

**Heating:** Natural Gas

**Appliances:** Dishwasher, Electric Oven, Microwave, Refrigerator, Washer/Dryer

**Fireplace Features:** Living Room

**Laundry Features:** Electric Dryer Hookup, In Bathroom, Main Level, Washer Hookup



---

## Exterior Features

**Exterior Features:** Drive-Paved

**Lot Size Units:** Acres

**Lot Size Area:** 0.13

---

## Amenities & Features

**Sewer:** Public Sewer

**Water:** Public

---

## Financial

**Tax Annual Amount:** \$3,878.07

**Tax Block:** 1

**Tax Lot:** 26.003

**Tax Tract:** 272.60

---

## School Information

**High School:** Shenendehowa

**High School District:** Shenendehowa

