



**\$425,000**

## **00 COLD SPRINGS ROAD, SARATOGA SPRINGS, NY 12866**

<https://fallatigroup.com>

- Single Family Residence
- Land
- Active

91 Cold Springs Rd in Stillwater. Bring your vision to build your dream home on this approved single family luxury home lot. Close proximity to Saratoga Lake, the chip plant and Luther Forest. Public water, electric, public sewer and natural gas all available. Can be purchased with 93 and 95 Cold Springs Road. Lot offers lake view. Don't miss out on this rare opportunity to be close to Saratoga Lake.

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### **Basics**



**Date added:** Added 7 months ago  
**List Office Name:** Armida Rose Realty Group  
**List Agent Office Phone:** 518-878-8261  
**Lot Size Acres:** 2.61 acres  
**Type:** Single Family Residence  
**Zoning:** Single Residence

**MLS ID:** 202412992  
**List Agent Email:** tony@armidarose.com  
**County:** Saratoga  
**Category:** Land  
**Status:** Active

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## Directions

**Directions:** Route 9P to County Route 76 to Cold Springs Road. Once subdivision is recorded, address to be 91 Cold Spring Rd.

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## Exterior Features

**Lot Size Units:** Acres  
**Lot Features:** Road Frontage, Private, Cleared

**Lot Size Area:** 2.61  
**View:** Lake

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## Amenities & Features

**Utilities:** Cable Available, Underground Utilities, Electricity Available, Gas Line At Road, Phone Available, Sewer Available, Water Available

**Sewer:** Public Sewer

**Water:** Public

**HOA Amenities:** None

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## Additional

**Buyer Agency Compensation:** 2.50

**Sub Agency Compensation:** 0.00

**Compensation Disclaimer:** The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.



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## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$41,241.81

**Tax Lot:** 16.000

**Special Listing Conditions:** Standard

**Tax Block:** 1

**Tax Tract:** 230.00

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## School Information

**Elementary School:** Stillwater

**High School District:** Stillwater

**High School:** Stillwater

