



**\$369,000**

## **1 AFT COURT, STILLWATER, NY 12866**

<https://fallatigroup.com>

Multiple offers rec'd, best & final due by Sunday (4/13) 6pm. Charming 2-bedroom, 1-bath year-round home with stunning Saratoga Lake views and lake access! Enjoy the scenery from your living room, kitchen island, or spacious front deck. Includes one dock space with potential for more—ideal for boating and lakeside living. Features include a pellet stove and mini-split system for year-round comfort, plus a roof replaced 6 years ago. Located near Brown's Beach, Doc Brown's, top dining, and outdoor recreation. Town water and sewer with a low \$60 quarterly flat rate. Furnishings available and rental history upon request. Don't miss this rare opportunity to own a lakeview home near Saratoga Springs!

- 2 beds
- Single Family Residence
- Residential
- Pending

### **Basics**



**Date added:** Added 1 month ago

**List Office Name:** Roohan Realty

**List Agent Office Phone:** 518-226-9478

**County:** Saratoga

**Lot Size Acres:** 0.08 acres

**Type:** Single Family Residence

**Total Rooms:** 6

**Half baths:** 0 half baths

**MLS ID:** 202514884

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

**Days On Market:** 5

**Living Area sqft:** 802

**Category:** Residential

**Status:** Pending

**Bedrooms:** 2 beds

**Year built:** 1957

## Directions

**Directions:** Take Route 9P—Aft Court is a side road located across near Doc Brown's Restaurant opposite side of the road.

## Building Details

**Construction Materials:** Aluminum Siding

**Basement:** Pillar/Post/Pier

**Architectural Style:** Cottage

**Patio & Porch:** Deck

**Roof:** Shingle

## Interior Features

**Floor Covering:** Vinyl

**Cooling:** Ductless

**Fireplace Features:** Living Room, Pellet Stove

**Above Grade Finished Area Source:** Public Records

**Bathrooms Full:** 1

**Heating:** Ductless, Pellet Stove

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

**Interior Features:** Paddle Fan

**Laundry Features:** Laundry Closet, Main Level

**Bathrooms Total:** 1



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# Exterior Features

<b>Parking:</b> Driveway, Paved	<b>Exterior Features:</b> Drive-Paved, Dock
<b>Lot Size Units:</b> Acres	<b>Lot Size Area:</b> 0.08
<b>Lot Features:</b> Views, Landscaped	<b>View:</b> Lake

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# Amenities & Features

<b>Sewer:</b> Public Sewer	<b>Water:</b> Public
<b>Waterfront Features:</b> Lake/River Across Rd, Deeded Water Access	<b>Body of Water:</b> Saratoga Lake
<b>Security Features:</b> Smoke Detector(s), Carbon Monoxide Detector(s)	

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# Financial

<b>Possession:</b> At Closing	<b>Special Listing Conditions:</b> Standard
<b>Tax Annual Amount:</b> \$3,217.42	<b>Tax Block:</b> 2
<b>Tax Lot:</b> 8.000	<b>Tax Tract:</b> 218.20

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# School Information

<b>Elementary School:</b> Stillwater	<b>High School:</b> Stillwater
<b>High School District:</b> Stillwater	

