



**\$1,500,000**

## **103/105 6TH STREET, MALTA, NY 12866**

<https://fallatigroup.com>

Sale offering includes 103 & 105 6th Street. Rare opportunity on Saratoga Lake - Two adjacent properties with Saratoga Lake dock rights via 6th Street right-of-way. Welcome to a truly unique offering in sought-after Malta, NY. Nestled just steps from beautiful Saratoga Lake, these two adjacent properties present an incredible opportunity for anyone dreaming of lake life. Enjoy lake access & dock rights that grant you access to all that Saratoga Lake offers. Opportunities like this are extremely rare in this coveted location, just 20 minutes from downtown Saratoga Springs, shopping, dining, Global Foundries and the Saratoga Race Course. Properties have been maintained to very-high standards. See property fact sheet for additional details.

- 8 beds
- 3 baths
- Single Family Residence
- Residential
- Active

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## **Basics**



**Date added:** Added 2 months ago

**MLS ID:** 202614392

**List Office Name:** BlueBird Commercial Real Estate LLC

**List Agent Email:** brian@bluebirdcre.com

**List Agent Office Phone:** 518-545-8737

**Days On Market:** 7

**County:** Saratoga

**Living Area sqft:** 3174

**Lot Size Acres:** 0.26 acres

**Category:** Residential

**Type:** Single Family Residence

**Status:** Active

**Total Rooms:** 15

**Bedrooms:** 8 beds

**Bathrooms:** 3 baths

**Half baths:** 0 half baths

**Year built:** 1945

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## Directions

**Directions:** I-87 to exit 12 to Route 67 east, continue onto Dunning Street to Plains Road. Right onto NYS Route 9P, left onto 6th Street. Properties are on the left side of the street.

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## Building Details

**Construction Materials:** Vinyl Siding

**Garage Spaces:** 2

**Basement:** None

**Architectural Style:** Traditional

**Fencing:** Other

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## Interior Features

**Floor Covering:** Other, Tile, Vinyl, Wood

**Heating:** Baseboard, Electric

**Cooling:** Window Unit(s)

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

**Above Grade Finished Area Source:** CRS

**Bathrooms Full:** 3

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## Exterior Features



**Parking:** Detached, Driveway

**Lot Size Units:** Acres

**Lot Features:** Views

**Exterior Features:** None, Dock

**Lot Size Area:** 0.26

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## Amenities & Features

**Sewer:** Public Sewer

**Waterfront Features:** Other

**HOA Amenities:** Lake Access

**Water:** Public

**Body of Water:** Saratoga Lake

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## Fees

**HOA Fee:** \$20

**HOA Fee Includes:** Other

**HOA Fee Frequency:** Annually

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## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$14,378

**Tax Lot:** multi

**Special Listing Conditions:** Standard

**Tax Block:** 1

**Tax Tract:** 218.19

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## School Information

**High School:** Ballston Spa

**High School District:** Ballston Spa

