



## 107 CATHERINE STREET, SARATOGA SPRINGS, NY 12866

<https://fallatigroup.com>

Charming 3-Bedroom Home for Sale Welcome to this beautiful 3-bedroom, 2.5-bath home located within walking distance to downtown, 2 blocks from the mansions on North Broadway, and a short walk to the trails in Skidmore Woods. This prime location offers both convenience and a peaceful neighborhood setting. Key Features: Spacious Living: Open floor plan with a cozy 2-sided gas fireplace perfect for entertaining. Outdoor Living: Enjoy a relaxing front porch and a private back deck. Detached Garage: 1-car detached garage for easy parking and storage. Convenient Laundry: Large second-floor laundry room accessible from the hallway and the primary suite. Finished Basement: Provides additional living space (note: no egress window). New Roof and water heater this year. The agent is related to the [...]

\$784,000

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

### Basics



**Date added:** Added 3 days ago  
**List Office Name:** James G Doyle  
**List Agent Office Phone:** 518-450-9266  
**County:** Saratoga  
**Lot Size Acres:** 0.17 acres  
**Type:** Single Family Residence  
**Total Rooms:** 7  
**Bathrooms:** 3 baths  
**Year built:** 2004

**MLS ID:** 202614530  
**List Agent Email:** collageagronick@gmail.com  
**Days On Market:** 3  
**Living Area sqft:** 1865  
**Category:** Residential  
**Status:** Active  
**Bedrooms:** 3 beds  
**Half baths:** 1 half bath

---

## Directions

**Directions:** Off of East Ave

---

## Building Details

**Construction Materials:** Vinyl Siding  
**Garage Spaces:** 1  
**Roof:** Shingle

**Patio & Porch:** Deck, Front Porch  
**Basement:** Finished, Interior Entry  
**Architectural Style:** Colonial

---

## Interior Features

**Floor Covering:** Hardwood  
**Cooling:** Central Air  
**Fireplace:** 1  
**Above Grade Finished Area Source:** Public Records  
**Bathrooms Full:** 2

**Heating:** Baseboard, Hot Water, Natural Gas  
**Appliances:** Ice Maker, Dishwasher, Gas Oven, Microwave, Refrigerator, Washer/Dryer  
**Fireplace Features:** Dining Room, Living Room  
**Laundry Features:** Laundry Room, Upper Level



---

## Exterior Features

**Exterior Features:** Drive-Paved

**Lot Size Units:** Acres

**Lot Size Area:** 0.17

---

## Amenities & Features

**Sewer:** Public Sewer

**Water:** Public

**Electric:** 200+ Amp Service

---

## Financial

**Possession:** At Closing

**Special Listing Conditions:** Standard

**Tax Annual Amount:** \$6,127.62

**Tax Block:** 1

**Tax Lot:** 5.000

**Tax Tract:** 166.29

---

## School Information

**High School:** Saratoga Springs

**High School District:** Saratoga Springs

