



**\$1,450,000**

**109 5TH AVENUE, SARATOGA SPRINGS, NY  
12866**

<https://fallatigroup.com>

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

Welcome to luxury living on one of Saratoga Springs' most sought-after streets. This newly renovated ranch blends modern design with effortless functionality in an unbeatable location just moments from the iconic Saratoga Race Course and vibrant downtown. Step inside to a bright, open-concept floor plan thoughtfully designed for both everyday living and entertaining. The main level features a spacious primary suite along with a junior primary suite and two additional bedrooms — ideal for guests or multigenerational living. Every detail has been carefully updated to offer turnkey comfort and style. The finished lower level expands your living space with a generous family room, full bath, and an additional bedroom with egress — perfect for visitors, a private retreat, or flexible living needs. [...]

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**Basics**



**Date added:** Added 1 month ago

**MLS ID:** 202612624

**List Office Name:** Coldwell Banker Prime Properties

**List Agent Email:** christa.chenevert@coldwellbankerprime.com

**List Agent Office Phone:** 518-225-0991

**Days On Market:** 37

**County:** Saratoga

**Living Area sqft:** 1946

**Lot Size Acres:** 0.27 acres

**Category:** Residential

**Type:** Single Family Residence

**Status:** Active

**Total Rooms:** 10

**Bedrooms:** 5 beds

**Bathrooms:** 5 baths

**Half baths:** 1 half bath

**Year built:** 1954

**Zoning:** Single Residence

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## Virtual Tour

**Virtual Tour:** <https://app.doaudiotours.com/branded?id=15788&lang=en-US>

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## Directions

**Directions:** From Exit 14 on 87 merge on to N7-9P/ Union Ave, turn right onto East Ave, Left onto 5th Ave.

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## Building Details

**Construction Materials:** Brick, Wood Siding

**Patio & Porch:** Patio

**Garage:** 1

**Attached Garage:** 1

**Garage Spaces:** 1

**Basement:** Finished

**Roof:** Asphalt

**Windows:** Screens, Shutters, Blinds, Curtain Rods, Egress Window

**Property Condition:** Updated/Remodeled

**Architectural Style:** Ranch

**Doors:** French Doors

**Fencing:** Fenced



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## Interior Features

**Floor Covering:** Carpet, Ceramic Tile, Hardwood

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** Vaulted Ceiling(s), Crown Molding, Dry Bar

**Laundry Features:** In Basement, Laundry Room

**Heating:** Natural Gas, Radiant Floor

**Appliances:** Built-In Gas Oven, Dishwasher, Disposal, Dryer, Gas Oven, Microwave, Oven, Refrigerator, Washer, Wine Cooler

**Fireplace Features:** Living Room

**Above Grade Finished Area Source:** CRS

**Bathrooms Full:** 4

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## Exterior Features

**Parking:** Attached, Garage Door Opener **Exterior Features:** Gas Grill, Outdoor Kitchen

**Lot Size Units:** Acres

**Lot Size Area:** 0.27

**Lot Features:** Level, Private, Cleared

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## Amenities & Features

**Utilities:** Cable Connected

**Sewer:** Public Sewer

**Water:** Public

**Electric:** 200+ Amp Service, Generator

**Pool Features:** In Ground, Outdoor Pool

**Security Features:** Prewired, Smoke Detector(s), Security Service, Carbon Monoxide Detector(s), Fire Alarm

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## Financial

**Possession:** At Closing

**Special Listing Conditions:** Standard

**Tax Annual Amount:** \$12,083.45

**Tax Block:** 4

**Tax Lot:** 8.000

**Tax Tract:** 166.14



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# School Information

**High School:** Saratoga Springs

**High School District:** Saratoga Springs

