



\$425,000

1099 NYS ROUTE 32, STILLWATER, NY 12170

<https://fallatigroup.com>

Rare opportunity to own this historic Stillwater Grange Hall, now a fully renovated side-by-side 2-fam home, on a private 1-acre lot, surrounded by the protected Saratoga National Battlefield—guaranteeing no future development. The front unit offers 2 BD, 1.5 BA, in-unit laundry & is currently rented MTM below market value w potential to rent for \$1,800+/month. The huge rear unit is owner-occupied & feat. 4 BD, 2 FBA, LR, DR, KIT, FR, 4-s porch & has rental-income potential up to \$3k/mo as a single unit, but could be converted into 2 separate units if desired. This unique property offers open floor plans, 10' ceilings, HW, porcelain & ceramic tile floors & updated mechanicals inc new HW tanks on both sides & new furnace [...]

- 6 beds
- 4 baths
- Duplex
- MultiFamily
- Active

Basics



Date added: Added 3 days ago
List Office Name: All in 1 Realty LLC
List Agent Office Phone: 518-307-9212
County: Saratoga
Lot Size Acres: 1 acres
Category: MultiFamily
Status: Active
Bathrooms: 4 baths
Year built: 1911

MLS ID: 202527811
List Agent Email: klyon862@gmail.com
Days On Market: 1
Living Area sqft: 4224
Lot Size Dimensions: 324x298x327
Type: Duplex
Bedrooms: 6 beds
Half baths: 1 half bath

Directions

Directions: Route 4 in Stillwater to Route 32. Property is around the bend on the left.

Building Details

Construction Materials: Block, Wood Siding	Patio & Porch: Other, Pressure Treated Deck, Composite Deck, Covered, Enclosed, Front Porch
Garage Spaces: 2	Basement: Exterior Entry, Finished, Full, Heated, Interior Entry, Other, Sump Pump, Walk-Out Access, Wood Stove
Roof: Asphalt, Shingle	Windows: Skylight(s), Screens
Architectural Style: Other	Doors: French Doors

Interior Features



Floor Covering: Carpet, Ceramic Tile, Hardwood, Other

Cooling: Window Unit(s)

Fireplace Features: Other, Basement, Gas, Living Room, Pellet Stove

Above Grade Finished Area Source: CRS

Bathrooms Full: 3

Heating: Baseboard, Fireplace Insert, Hot Water, Pellet Stove, Propane, Propane Tank Leased, Zoned

Fireplace: 4

Interior Features: Other, Wall Paneling, Vaulted Ceiling(s), Paddle Fan, Walk-In Closet(s), Built-in Features, Ceramic Tile Bath, Chair Rail, Crown Molding

Laundry Features: In Basement, Laundry Closet

Exterior Features

Parking: Detached, Driveway, Garage, Off Street, Other, Paved

Lot Size Units: Acres

Lot Features: Other, Secluded, Private, Level, Landscaped, Road Frontage, Cleared, Garden

Exterior Features: Garden

Lot Size Area: 1

View: Trees/Woods, River, Meadow, Mountain(s), Forest

Amenities & Features

Utilities: Cable Available, Cable Connected

Water: Well

Security Features: Smoke Detector(s), Carbon Monoxide Detector(s)

Sewer: Septic Tank

Electric: Circuit Breakers

Financial

Possession: Subject To Tenant Rights, At Closing

Tax Annual Amount: \$7,005.40

Tax Lot: 5.000

Special Listing Conditions: Standard

Tax Block: 1

Tax Tract: 233.00

School Information



Elementary School: Stillwater

High School: Stillwater

High School District: Stillwater

