



## 11 RILEY FARM LANE, SARATOGA SPRINGS, NY 12866

<https://fallatigroup.com>

Welcome to Riley Farm, an exclusive 15 lot development where the beauty of nature meets the epitome of luxury. Modern architectural elements blend with the natural charm of the surrounding landscape, making this a truly special country neighborhood. Expertly designed and built to order by the renowned Phinney Design Group, homes will range from \$1.3M to \$6M. Lot 11 offers a unique location in the middle of this secluded neighborhood with a private retention pond and nearly 7.6 acres. Sustainability is at the core of this development. Thoughtfully landscaped with native plants/local elements to enhance both the beauty and eco-friendliness of the community. All photos are examples of builder's work. Everything will be custom and built to order

\$4,000,000

- 4 beds
- Single Family Residence
- Residential
- Active

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### Basics



**Date added:** Added 2 months ago  
**List Office Name:** KW Platform  
**List Agent Office Phone:** 518-281-6808  
**Living Area sqft:** 3500  
**Category:** Residential  
**New Construction:** 1  
**Total Rooms:** 10  
**Half baths:** 1 half bath

**MLS ID:** 202430692  
**List Agent Email:** scottvarley@kw.com  
**County:** Saratoga  
**Lot Size Acres:** 7.58 acres  
**Type:** Single Family Residence  
**Status:** Active  
**Bedrooms:** 4 beds  
**Zoning:** Single Residence

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## Directions

**Directions:** Crescent Av to Kaydeross Av East. Riley Farm lane will be on the right just past the blue farmhouse.

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## Building Details

**Construction Materials:** Wood Siding  
**Attached Garage:** 1  
**Basement:** Full  
**Architectural Style:** Custom

**Garage:** 1  
**Garage Spaces:** 2  
**Roof:** Asphalt, Shingle  
**Green Energy Efficient:** Appliances, Construction, HVAC, Insulation, Roof, Water Heater

**Green Sustainability:** Conserving Methods, Regionally-Sourced Materials

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## Interior Features



**Floor Covering:** Hardwood

**Cooling:** Central Air, Geothermal

**Fireplace:** 1

**Interior Features:** Solid Surface Counters, Built-in Features, Cathedral Ceiling(s), Eat-in Kitchen, Kitchen Island

**Laundry Features:** Main Level, Upper Level

**Bathrooms Total:** 4

**Heating:** Forced Air, Geothermal

**Appliances:** Cooktop, Dishwasher, Dryer, Range, Range Hood, Refrigerator, Washer

**Fireplace Features:** Living Room

**Above Grade Finished Area Source:** Estimated

**Bathrooms Full:** 3

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## Exterior Features

**Parking:** Attached, Driveway

**Lot Size Units:** Acres

**View:** Trees/Woods, Forest

**Exterior Features:** Drive-Paved, Lighting

**Lot Size Area:** 7.58

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## Amenities & Features

**Sewer:** Septic Tank

**Water:** Public

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## Financial

**Special Listing Conditions:** Required Reg Policy

**Tax Lot:** 12.000

**Tax Block:** 1

**Tax Tract:** 179.18

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## School Information

**High School:** Saratoga Springs

**High School District:** Saratoga Springs

