



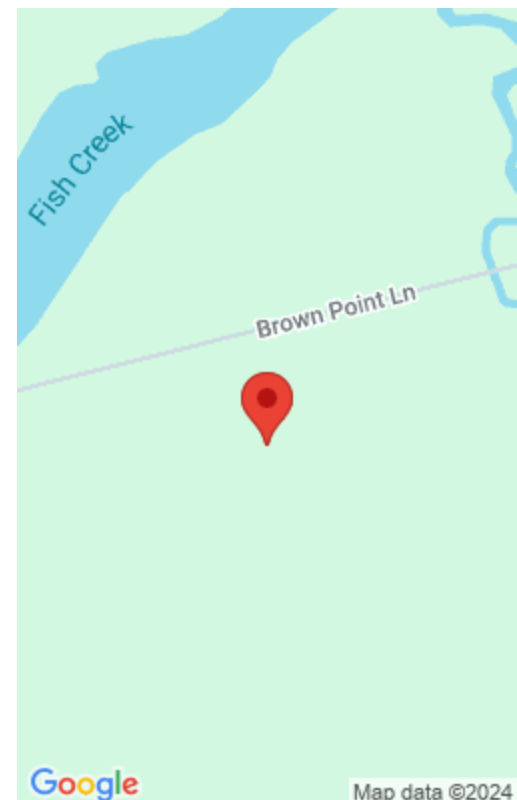
\$569,900

110 BROWN POINT LANE, SARATOGA, NY 12866

<https://fallatigroup.com>

- 3 beds
- Single Family Residence
- Residential
- Active

Welcome to your dream home nestled on 7.5 acres of tranquility, just a stone's throw away from the vibrant community of Saratoga Springs. This custom-built haven offers the perfect blend of modern comfort & natural beauty, from lovely perennials & mature blueberry bushes many ways to enjoy the outdoors. This homeboasts 3 bdrm & 2 bath, designed with your comfort in mind. Indulge in waterfront living with deeded private access to Fish Creek. Your own private dock invites you to explore the water at your leisure. Enjoy peace of mind w/ brand-new mound style septic system, ensuring efficiency & environmental friendliness. Don't miss the chance to make this unique property your home ~ a harmonious blend of natural beauty, modern comfort, and [...]



Basics

Date added: Added 9 months ago

List Office Name: PennyDot Realty

List Agent Office Phone: 518-321-9767

County: Saratoga

Lot Size Acres: 7.5 acres

Type: Single Family Residence

Total Rooms: 10

Half baths: 0 half baths

Zoning: Single Residence

MLS ID: 202329729

List Agent Email: penny.spiezio@gmail.com

Days On Market: 1

Living Area sqft: 2153

Category: Residential

Status: Active

Bedrooms: 3 beds

Year built: 1982

Directions

Directions: Route 29 to Bryants Bridge Rd to Burgoyne Rd to Brown Point Lane Once on Brown Point Lane, #110 is on the left long wooded drive. Look for signs *Additional Directions for waterfront Brown Point Lane right onto Cove Ln at first break, stay to left, then bear right and lot is on your left There will be a sign

Building Details

Construction Materials: Stone, Wood Siding **Patio & Porch:** Pressure Treated Deck, Screened, Enclosed, Porch

Garage: 1

Garage Spaces: 2

Basement: Pillar/Post/Pier, Slab

Roof: Metal, Shingle, Slate

Property Condition: Updated/Remodeled

Architectural Style: Contemporary, Custom

Fencing: None

Interior Features



Floor Covering: Hardwood, Slate, Tile, Wood

Heating: Baseboard, Propane, Wood Stove, Other

Cooling: Window Unit(s)

Appliances: Dishwasher, Electric Water Heater, Microwave, Refrigerator, Washer/Dryer, Water Purifier

Fireplace Features: Dining Room, Gas, Living Room, Wood Burning

Interior Features: Built-in Features

Above Grade Finished Area Source: Public Records

Laundry Features: Laundry Room, Main Level

Bathrooms Full: 2

Bathrooms Total: 2

Exterior Features

Parking: Circular Driveway, Garage Door Opener, Stone

Exterior Features: None, Dock

Lot Size Units: Acres

Lot Size Area: 7.5

Lot Features: Secluded, Private, Wooded, Garden, Irregular Lot, Landscaped

View: Trees/Woods

Amenities & Features

Sewer: Septic Tank

Water: Drilled Well

Electric: 200+ Amp Service

Waterfront Features: Deeded Water Access

Body of Water: Fish Creek

Security Features: Carbon Monoxide Detector(s)

Additional

Buyer Agency Compensation: 2.50

Sub Agency Compensation: 0.00

Compensation Disclaimer: The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

Financial



Possession: At Closing

Tax Annual Amount: \$7,899

Tax Lot: 82

Special Listing Conditions: Standard

Tax Block: 3

Tax Tract: 168

School Information

Elementary School: Schuylerville

High School District: Schuylerville

High School: Schuylerville

