



**\$899,800**

## **1102 NY-9P, SARATOGA SPRINGS, NY 12866**

<https://fallatigroup.com>

Here is your chance to get on Saratoga Lake with a spectacular view. This is 3+ bedroom one bath cottage style colonial featuring 60' feet of direct water front property including a beautiful, paver patio fire pit and expensive dock with sitting area to enjoy glorious sunsets. You can improve the existing home or build your dream home but either way you're going to enjoy panoramic views of Saratoga Lake year-round, Be the destination for family and friends as guests enjoy s'mores around campfires while adventurers check out the lake on their WaveRunner or boat. A short walk to Browns Beach or one of the many restaurants along the lake.

- 3 beds
- Single Family Residence
- Residential
- Active

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### **Basics**



**Date added:** Added 3 days ago  
**List Office Name:** Gucciardo Real Estate LLC  
**List Agent Office Phone:** 518-331-3785  
**Living Area sqft:** 1056  
**Category:** Residential  
**Status:** Active  
**Bedrooms:** 3 beds  
**Year built:** 1940

**MLS ID:** 202428147  
**List Agent Email:** amg329@aol.com  
**County:** Saratoga  
**Lot Size Acres:** 0.28 acres  
**Type:** Single Family Residence  
**Total Rooms:** 6  
**Half baths:** 0 half baths

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## Directions

**Directions:** Take Northway to Exit 12. Turn onto 67 East. Enter roundabout to take I Rte 9 North. Take right onto Route 9 P. Subject Property is on right.

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## Building Details

**Construction Materials:** Clapboard, Wood Siding

**Roof:** Asphalt, Other

**Basement:** Unfinished

**Architectural Style:** Colonial, Cottage, Ranch

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## Interior Features

**Floor Covering:** Hardwood

**Cooling:** Window Unit(s)

**Fireplace:** 1

**Above Grade Finished Area Source:** Estimated

**Bathrooms Total:** 1

**Heating:** Baseboard

**Appliances:** Oven, Range, Refrigerator

**Interior Features:** High Speed Internet, Other, Built-in Features, Ceramic Tile Bath

**Bathrooms Full:** 1

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## Exterior Features



**Parking:** Driveway

**Lot Size Units:** Acres

**Lot Features:** Sloped, Views, Wooded, Landscaped, Waterfront

**Exterior Features:** Dock

**Lot Size Area:** 0.28

**View:** Trees/Woods, Lake, Water

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## Amenities & Features

**Utilities:** Cable Available

**Sewer:** Public Sewer

**Water:** Dug Well

**Waterfront Features:** Lake/River Across Rd, Deeded Water Access, Lake Front

**Body of Water:** Saratoga Lake

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## Financial

**Special Listing Conditions:** Standard

**Tax Annual Amount:** \$3,197.90

**Tax Block:** 2

**Tax Lot:** 25.000

**Tax Tract:** 206.09

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## School Information

**Elementary School:** Stillwater

**High School:** Stillwater

**High School District:** Stillwater

