



## 116 WEST AVENUE, 403, SARATOGA SPRINGS, NY 12866

<https://fallatigroup.com>

\*\*\*OPEN HOUSE Sunday 5/10/26 12pm - 2pm\*\*\* Penthouse-level condo offered for the first time. Top-floor opportunities like this are rare, especially with mountain views from your private balcony. Located less than a mile from Broadway, this well-maintained, one-owner 2-bedroom, 2-bath condo features tasteful, decorator-style finishes throughout. The layout is ideal for one or two occupants, with two primary suites thoughtfully separated by the main living area, offering both privacy and functionality. The building delivers on lifestyle and convenience with a rooftop pool, fitness center, conference room, and conditioned indoor parking. Just a few years old, it offers peace of mind with minimal anticipated maintenance or updates. Move-in ready and available for immediate occupancy. Easy, elevated living in Saratoga. Also, the building is [...]

\$710,000

- 2 beds
- 2 baths
- Condominium
- 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

**County:** Saratoga

**Subdivision Name:** The West

**Category:** Residential

**Status:** Active

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**UnitNumber:** 403

**MLS ID:** 202615657

**List Agent Email:** scottvarley@kw.com

**Days On Market:** 13

**Living Area sqft:** 1135

**Lot Size Acres:** 0 acres

**Type:** Condominium

**Total Rooms:** 4

**Bathrooms:** 2 baths

**Year built:** 2022

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## Directions

**Directions:** From I-87 Exit 14, take Union Ave → left on Circular St → continue onto West Circular St (through Broadway) → right on West Ave → The West is on the right past Grand Ave.

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## Building Details

**Construction Materials:** Brick

**Garage:** 1

**Basement:** None

**Windows:** Screens, Curtain Rods, Drapes, ENERGY STAR Qualified Windows, Insulated Windows

**Architectural Style:** Condominium Unit

**Patio & Porch:** Covered, Deck, Porch

**Garage Spaces:** 1

**Roof:** Rubber

**Property Condition:** Updated/Remodeled

**Doors:** Sliding Doors

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## Interior Features



**Floor Covering:** Ceramic Tile, Hardwood **Heating:** Forced Air, Natural Gas

**Cooling:** Central Air

**Appliances:** Ice Maker, Dishwasher, Disposal, Gas Oven, Gas Water Heater, Microwave, Oven, Range, Range Hood, Refrigerator, Washer/Dryer

**Fireplace:** 1

**Interior Features:** High Speed Internet, Solid Surface Counters, Walk-In Closet(s), Built-in Features, Ceramic Tile Bath, Crown Molding, Elevator, Kitchen Island

**Above Grade Finished Area Source:** CRS

**Laundry Features:** Laundry Room, Main Level

**Bathrooms Full:** 2

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## Exterior Features

**Parking:** Driveway, Garage Door Opener, Heated Garage, Off Street, Paved, Under Residence

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

**Lot Features:** Level, Road Frontage, Landscaped

**View:** Mountain(s), City

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## Amenities & Features

**Utilities:** Cable Available, Underground Utilities

**Sewer:** Public Sewer

**Water:** Public

**Electric:** Fuses

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

**Accessibility Features:** Accessible Approach with Ramp, Accessible Sidewalks

**HOA Amenities:** Recreation Facilities

**Security Features:** Security Lights, Secured Garage/Parking, Smoke Detector(s), Key Card Entry, Fire Sprinkler System, Security System, 24 Hour Security, Carbon Monoxide Detector(s)

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## Fees

**HOA Fee:** \$312

**HOA Fee Frequency:** Monthly

**HOA Fee Includes:** Insurance, Maintenance Grounds, Maintenance Structure, Security, Snow Removal, Trash



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## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$6,178

**Tax Lot:** 25.1

**Special Listing Conditions:** Standard

**Tax Block:** 1

**Tax Tract:** 165.72

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## School Information

**High School:** Saratoga Springs

**High School District:** Saratoga Springs

