



**\$675,000**

## **12 LARKSPUR DRIVE, SARATOGA SPRINGS, NY 12866**

<https://fallatigroup.com>

Final and Best offer deadline Sunday at 2pm. OPEN HOUSE SATURDAY 3/28 FROM 12-2PM. If you're looking for a home that truly maximizes its space...including a finished walk-out basement, this is it. This extensively updated 4-bedroom, 2.5-bath home sits on just under half an acre and has been thoughtfully improved throughout. The sellers have invested in meaningful upgrades, including a beautifully renovated primary bath, new granite kitchen countertops with a stylish subway tile backsplash, and updated appliances. The main level offers both function and comfort, featuring custom built-in bookshelves, a dedicated coffee bar, first-floor laundry, and engineered flooring throughout. Just off the kitchen, a large deck creates the perfect setup for outdoor dining and entertaining, while a cozy fire pit patio offers [...]

- 4 beds
- 3 baths
- Single Family Residence
- Residential
- Active



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## Basics

**Date added:** Added 4 days ago

**List Office Name:** Julie & Co Realty LLC

**List Agent Office Phone:** 518-409-1218

**County:** Saratoga

**Lot Size Acres:** 0.46 acres

**Type:** Single Family Residence

**Total Rooms:** 14

**Bathrooms:** 3 baths

**Year built:** 2004

**MLS ID:** 202613874

**List Agent Email:** cgoods@juliecorealty.com

**Days On Market:** 4

**Living Area sqft:** 2252

**Category:** Residential

**Status:** Active

**Bedrooms:** 4 beds

**Half baths:** 1 half bath

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## Directions

**Directions:** Take Geyser Road to right on Cady Hill Boulevard. Take next left onto Adams Road. Take a left onto Larkspur Drive. Home is located on your left.

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## Building Details

**Construction Materials:** Vinyl Siding **Patio & Porch:** Deck, Porch

**Garage:** 1

**Attached Garage:** 1

**Garage Spaces:** 2

**Basement:** Finished, Full, Heated, Walk-Out Access

**Roof:** Asphalt

**Architectural Style:** Colonial

**Fencing:** Other, Back Yard

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## Interior Features



**Floor Covering:** Bamboo, Carpet, Hardwood, Tile

**Heating:** Forced Air, Natural Gas

**Cooling:** Central Air

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

**Fireplace:** 1

**Fireplace Features:** Gas, Living Room

**Interior Features:** Paddle Fan, Walk-In Closet(s), Central Vacuum, Crown Molding

**Above Grade Finished Area Source:** Public Records

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

**Bathrooms Full:** 2

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## Exterior Features

**Parking:** Attached, Garage Door Opener, Off Street

**Exterior Features:** Lighting

**Lot Size Units:** Acres

**Lot Size Area:** 0.46

**Lot Features:** Sprinklers In Front, Sprinklers In Rear, Landscaped

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## Amenities & Features

**Sewer:** Public Sewer

**Water:** Public

**Electric:** 200+ Amp Service

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

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## Financial

**Possession:** At Closing

**Special Listing Conditions:** Standard

**Tax Annual Amount:** \$7,749.04

**Tax Block:** 2

**Tax Lot:** 2.000

**Tax Tract:** 177.16

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## School Information

**High School:** Saratoga Springs

**High School District:** Saratoga Springs

