



\$775,000

## 12 PRESERVE WAY, SARATOGA SPRINGS, NY 12866

<https://fallatigroup.com>

This beautiful home offers a spacious and inviting layout featuring multiple bedrooms and 2.5 bathrooms. The vaulted family room creates a stunning focal point with its soaring ceilings and cozy gas fireplace, perfect for relaxing or entertaining. Natural sunlight pours into every room, enhancing the warm and welcoming atmosphere throughout. Enjoy a separate living room, also featuring a gas fireplace, ideal for gatherings or quiet evenings at home. Large eat-in kitchen featuring solid cherry cabinets. A dedicated office or den provides the perfect space for remote work or a private retreat. The oversized primary bedroom is a true sanctuary, complete with a large walk-in closet and plenty of room to unwind. Additional highlights include a bright sunroom, perfect for enjoying morning coffee [...]

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



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## Basics

**Date added:** Added 2 months ago

**List Office Name:** Roohan Realty

**List Agent Office Phone:** 518-369-4188

**County:** Saratoga

**Subdivision Name:** The Preserve

**Category:** Residential

**Status:** Active

**Bedrooms:** 4 beds

**Half baths:** 1 half bath

**MLS ID:** 202615459

**List Agent Email:** aoneill@roohanrealty.com

**Days On Market:** 19

**Living Area sqft:** 2879

**Lot Size Acres:** 1.49 acres

**Type:** Single Family Residence

**Total Rooms:** 13

**Bathrooms:** 3 baths

**Year built:** 2003

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## Directions

**Directions:** Rt 29 East to left on Ruggles Rd to right on Preserve Way

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## Building Details

**Construction Materials:** Vinyl Siding

**Garage:** 1

**Garage Spaces:** 2

**Roof:** Asphalt

**Architectural Style:** Colonial

**Fencing:** Electric, Invisible

**Patio & Porch:** Deck

**Attached Garage:** 1

**Basement:** Unfinished

**Windows:** Insulated Windows

**Doors:** French Doors, Sliding Doors

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## Interior Features



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

**Cooling:** Central Air

**Fireplace:** 2

**Interior Features:** Paddle Fan, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Ceramic Tile Bath, Crown Molding, Eat-in Kitchen, Kitchen Island

**Laundry Features:** Laundry Room, Main Level **Bathrooms Full:** 2

**Heating:** Forced Air, Natural Gas

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

**Fireplace Features:** Family Room, Gas, Living Room

**Above Grade Finished Area Source:** CRS

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## Exterior Features

**Parking:** Attached, Driveway, Garage Door Opener, Paved

**Lot Size Units:** Acres

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

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

**Lot Size Area:** 1.49

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## Amenities & Features

**Utilities:** Cable Available, Underground Utilities

**Electric:** Underground, Generator

**Sewer:** Septic Tank

**Security Features:** Security System

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## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$8,881.40

**Tax Lot:** 6.000

**Special Listing Conditions:** Standard

**Tax Block:** 1

**Tax Tract:** 142.09

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## School Information



**Elementary School:** Schuylerville

**High School:** Schuylerville

**High School District:** Schuylerville

