



**\$899,000**

**13 CANNON ROYAL DRIVE, WILTON, NY  
12866**

<https://fallatigroup.com>

- 3 beds
- Single Family Residence
- Residential
- Active

Trojanski Custom Builders proudly presents Grande Highland Estates, a brand new community with 38 spacious homesites just minutes to downtown Saratoga, with a Saratoga mailing address and low Wilton taxes! Enjoy the ability to customize your brand new home. Pride of craftsmanship by an Award Winning Builder will be yours, at Grand Highland Estates. This custom First Floor Master Suite features a Two-Story Great Room and Foyer , 42" Schrock Cabinets, 9ft basement, custom ceramic tile and more. Photos of previously built homes are for reference only. Listing Agent is related to builder To Be Built Condition. Homesite price will vary based upon buyers homesite selection

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**Basics**



**Date added:** Added 4 months ago

**MLS ID:** 202418657

**List Office Name:** Sterling Real Estate Group

**List Agent Email:** sarah@trojanskibuilders.com

**List Agent Office Phone:** 518-616-8428

**County:** Saratoga

**Living Area sqft:** 1744

**Subdivision Name:** Grande Highlands

**Lot Size Acres:** 1.06 acres

**Category:** Residential

**Type:** Single Family Residence

**New Construction:** 1

**Status:** Active

**Total Rooms:** 12

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

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## Directions

**Directions:** Exit 15 on I-87. Take a right and then a right onto Loudon Road. Left onto Edie Road. Development will be about a mile on the left, Cannon Royal Drive. GPS 148 Edie Road Saratoga and it will bring you to the front of the development.

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## Building Details

**Construction Materials:** Vinyl Siding

**Patio & Porch:** Front Porch

**Garage:** 1

**Attached Garage:** 1

**Garage Spaces:** 3

**Basement:** Full, Unfinished

**Roof:** Asphalt, Shingle

**Windows:** Egress Window, ENERGY STAR Qualified Windows

**Architectural Style:** Custom

**Doors:** French Doors

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## Interior Features



**Floor Covering:** Carpet, Tile, Vinyl, Wood

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** High Speed Internet, Solid Surface Counters, Vaulted Ceiling(s), Walk-In Closet(s), Eat-in Kitchen, Kitchen Island

**Laundry Features:** Main Level

**Bathrooms Total:** 2

**Heating:** Forced Air, Natural Gas

**Appliances:** Dishwasher, Disposal, Gas Water Heater, Microwave, Oven, Range

**Fireplace Features:** Gas, Living Room

**Above Grade Finished Area Source:** Builder

**Bathrooms Full:** 2

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## Exterior Features

**Parking:** Attached, Driveway, Off Street, Paved

**Lot Size Units:** Acres

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

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

**Lot Size Area:** 1.06

**View:** Trees/Woods

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## Amenities & Features

**Utilities:** Underground Utilities

**Water:** Public

**Security Features:** Prewired, Smoke Detector(s), Security System

**Sewer:** Septic Tank

**Electric:** 200+ Amp Service

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## 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.



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## Financial

**Possession:** At Closing

**Special Listing Conditions:** Required Reg Policy

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## School Information

**Elementary School:** Dorothy Nolan

**High School:** Saratoga Springs

**High School District:** Saratoga Springs

