



**\$759,000**

## **13 HORSESHOE DRIVE, SARATOGA SPRINGS, NY 12866**

<https://fallatigroup.com>

- 4 beds
- Single Family Residence
- Residential
- Pending

Saratoga Village features a community association that includes access to a pool, gym, clubhouse, and some maintenance services. This beautifully maintained Colonial home boasts an open floor plan with an abundance of natural light and a rare first-floor primary suite. Currently, the primary bedroom is being used as a family/office space. The bright living room features a cozy fireplace, and the kitchen opens up to a large deck, perfect for entertaining guests. The fully finished basement includes three additional rooms, providing excellent bonus space. Enjoy a lush, fenced yard with mature landscaping. Located just minutes from the racetrack, SPAC, and downtown Saratoga, this home presents outstanding potential as either a seasonal rental for the track or a year-round residence.

### **Basics**



**Date added:** Added 1 week ago

**MLS ID:** 202518123

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

**Days On Market:** 3

**Living Area sqft:** 2120

**Category:** Residential

**Status:** Pending

**Bedrooms:** 4 beds

**Year built:** 2002

**Contingency:** Contingent - Continue to Show

**List Office Name:** KW Platform

**List Agent Office Phone:** 518-281-6808

**County:** Saratoga

**Lot Size Acres:** 0.17 acres

**Type:** Single Family Residence

**Total Rooms:** 15

**Half baths:** 1 half bath

## Directions

**Directions:** S. Broadway- L. on Crescent St. L-Thoroughbred,R-Horseshoe

## Building Details

**Construction Materials:** Vinyl Siding

**Garage:** 1

**Garage Spaces:** 1

**Roof:** Asphalt

**Doors:** Sliding Doors

**Patio & Porch:** Deck, Porch

**Attached Garage:** 1

**Basement:** Full

**Architectural Style:** Colonial

**Fencing:** Fenced

## Interior Features



**Floor Covering:** Ceramic Tile

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** High Speed Internet, Paddle Fan

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

**Bathrooms Total:** 4

**Heating:** Forced Air, Natural Gas

**Appliances:** Dishwasher, Disposal, Oven, Range, Refrigerator

**Fireplace Features:** Living Room

**Above Grade Finished Area Source:** CRS

**Bathrooms Full:** 3

## Exterior Features

**Parking:** Attached, Off Street

**Lot Size Units:** Acres

**Lot Features:** Level, Landscaped

**Exterior Features:** Lighting

**Lot Size Area:** 0.17

## Amenities & Features

**Sewer:** Public Sewer

**Water:** Public

## Financial

**Special Listing Conditions:** Standard

**Tax Block:** 1

**Tax Tract:** 178.43

**Tax Annual Amount:** \$9,700.13

**Tax Lot:** 54.000

## School Information

**High School:** Saratoga Springs

**High School District:** Saratoga Springs

