



\$1,849,000

1390 ROUTE 9P, SARATOGA SPRINGS, NY 12866

<https://fallatigroup.com>

We are pleased to announce a price improvement on a new 2025 Marini-built modern farmhouse located on Saratoga Lake. This 3,386-square-foot home features four bedrooms plus a den and 45 feet of deeded lake frontage. A permitted aluminum floating dock is included, with a \$15,000 buyer credit toward installation at closing. The designer-appointed interior offers: – Great Room: Exposed wood beams, a gas fireplace with stone surround, and wood flooring. – Gourmet Kitchen: wood canopy hood, integrated appliances, brass pendant lighting, and Cambria quartz countertops. – Primary Suite: Custom walk-in shower, custom walk-in closet, and ample storage. – Second Floor: A versatile loft ideal for a media room, entertainment room or guest overflow. Additional features include a detached two-car garage with an [...]

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



Basics

Date added: Added 10 months ago
List Office Name: Rob Mar Realty Inc
List Agent Office Phone: 518-210-3975
County: Saratoga
Lot Size Acres: 0.2 acres
Category: Residential
New Construction: 1
Total Rooms: 9
Bathrooms: 3 baths
Year built: 2025

MLS ID: 202524632
List Agent Email: rmarini@marini.com
Days On Market: 250
Living Area sqft: 3386
Lot Size Dimensions: 71x128
Type: Single Family Residence
Status: Active
Bedrooms: 5 beds
Half baths: 0 half baths
Zoning: Single Residence

Virtual Tour

Virtual Tour: <https://app.doaudiotours.com/branded?id=15729&lang=en-US>

Directions

Directions: I-87 to Exit 14. East on Union Ave to 1390 Rt 9P

Building Details

Construction Materials: Wood Siding
Garage: 1
Basement: Full
Windows: ENERGY STAR Qualified Windows
Fencing: Wood, Partial, Privacy

Patio & Porch: Patio
Garage Spaces: 2
Roof: Asphalt, Metal
Architectural Style: Farmhouse



Interior Features

Floor Covering: Carpet, Ceramic Tile, Hardwood

Cooling: Central Air

Fireplace: 1

Interior Features: Paddle Fan, Radon System, Walk-In Closet(s), Ceramic Tile Bath, Crown Molding, Kitchen Island

Laundry Features: Laundry Room, Upper Level, Washer Hookup

Heating: Propane, Propane Tank Owned

Appliances: Built-In Gas Oven, Cooktop, Gas Water Heater, Humidifier, Microwave, Refrigerator, Tankless Water Heater, Washer/Dryer

Fireplace Features: Family Room, Gas

Above Grade Finished Area Source: Plans

Bathrooms Full: 3

Exterior Features

Parking: Detached, Driveway, Garage Door Opener

Lot Size Units: Acres

Lot Features: Sprinklers In Front, Views, Landscaped

Exterior Features: Drive-Paved, Lighting

Lot Size Area: 0.2

View: Lake

Amenities & Features

Utilities: Cable Connected

Electric: Single Phase, 200+ Amp Service, Circuit Breakers

Body of Water: Saratoga Lake

Sewer: Public Sewer

Waterfront Features: Deeded Water Access, Lake Front

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

Financial



Possession: At Closing

Special Listing Conditions: Other

Tax Annual Amount: \$20,158

Tax Block: 1

Tax Lot: 52.2

Tax Tract: 193.6

School Information

Elementary School: Caroline Street

High School: Saratoga Springs

High School District: Saratoga Springs

