



## 149 UNION AVENUE, SARATOGA SPRINGS, NY 12866

<https://fallatigroup.com>

\$1,995,000

- 6 beds
- Single Family Residence
- Residential
- Active

Welcome to 149 Union Avenue, located on one of Saratoga Springs most iconic streets-just moments from Saratoga Race Course and Downtown Saratoga! This extraordinary home is 6BR, 6-full & 2-half BA. Enjoy Saratoga summers on the stunning front porch. Inside are 2 beautiful kitchens perfect for entertaining, a gracious front living room & a den. Each BR has an en suite BA, making it ideal for hosting & comfortable everyday living. The home features 3 fireplaces, enhancing charm & warmth. Upstairs, the primary & front guest BRs have private porches overlooking Union Avenue. Rear alley access offers off-street parking. Zoned UR4 & classed as Inn/Lodge, it offers many potential uses via permit or special use permit. See docs for details. Includes Parcel [...]

### Basics



**Date added:** Added 3 months ago

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

**List Agent Office Phone:** 518-369-8021

**County:** Saratoga

**Lot Size Acres:** 0.16 acres

**Category:** Residential

**Status:** Active

**Bedrooms:** 6 beds

**Year built:** 1950

**MLS ID:** 202518518

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

**Days On Market:** 23

**Living Area sqft:** 5095

**Lot Size Dimensions:** 50' x 140'

**Type:** Single Family Residence

**Total Rooms:** 19

**Half baths:** 2 half baths

**Zoning:** Single Residence

## Directions

**Directions:** Take exit 14 toward route NY-9P/Saratoga Lake/Race Track. Continue on Union Avenue for about 1.3 miles. Turn right onto Ludlow St, then quickly turn Left on Morton Pl. Driveway on Morton Pl.

## Building Details

**Construction Materials:** Wood Siding

**Garage Spaces:** 1

**Roof:** Shingle

**Doors:** Sliding Doors

**Patio & Porch:** Rear Porch, Covered, Deck, Front Porch, Porch

**Basement:** Unfinished

**Architectural Style:** Traditional

**Fencing:** Fenced, Gate

## Interior Features



**Floor Covering:** Ceramic Tile, Hardwood, Marble, Tile, Wood

**Cooling:** Central Air

**Fireplace:** 3

**Interior Features:** Other, Built-in Features, Crown Molding, Eat-in Kitchen, Kitchen Island

**Laundry Features:** In Bathroom, Laundry Closet, Main Level

**Bathrooms Total:** 8

**Heating:** Hot Water

**Appliances:** Built-In Gas Oven, Dishwasher, Microwave, Washer, Washer/Dryer, Wine Cooler

**Fireplace Features:** Bedroom, Dining Room, Living Room

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

**Bathrooms Full:** 6

## Exterior Features

**Parking:** Paved

**Lot Size Units:** Acres

**Lot Features:** Level, Landscaped

**Exterior Features:** Drive-Paved

**Lot Size Area:** 0.16

## Amenities & Features

**Utilities:** Cable Available

**Sewer:** Public Sewer

**Water:** Public

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

## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$14,307

**Tax Lot:** 16

**Special Listing Conditions:** Standard

**Tax Block:** 3

**Tax Tract:** 166.69

## School Information



