



**\$1,765,000**

## **16 AURORA AVENUE, SARATOGA SPRINGS, NY 12866**

<https://fallatigroup.com>

- 4 beds
- Single Family Residence
- Residential
- Pending

Visit sales gallery located at 18 Aurora Ave. Framing is underway! End of 2025 delivery! This home features a first floor primary, 3,779 SF w/4 beds & 3.5 baths. Features a bright open floor plan, hardwood throughout, cozy gas fireplace, Anderson 400 series windows, James Hardie siding & front & rear porches. The gourmet kitchen features Caesarstone countertops w/island & Kitchen Aid stainless steel appliances. The home office provides a perfect work-from-home space. Upstairs the primary suite is a true retreat with a tray ceiling, luxury bath w/tile shower, & Kohler fixtures. Add'l features include two well-sized guest bedrooms, guest bath with 5' tub & stacked tile walls.

### **Basics**



**Date added:** Added 5 months ago

**List Office Name:** eXp Realty

**List Agent Office Phone:** 518-663-6315

**County:** Saratoga

**Subdivision Name:** Oak Ridge

**Category:** Residential

**Status:** Pending

**Bedrooms:** 4 beds

**Year built:** 2025

**MLS ID:** 202514071

**List Agent Email:** Shannon@McCarthySells.com

**Days On Market:** 93

**Living Area sqft:** 3779

**Lot Size Acres:** 0.27 acres

**Type:** Single Family Residence

**Total Rooms:** 14

**Half baths:** 1 half bath

**Zoning:** Single Residence

## Directions

**Directions:** From Union Ave, Turn left onto Meadowbrook Rd, Turn right onto Oak Ridge Blvd. Turn right onto Aurora Ave, Destination will be on the right.

## Building Details

**Construction Materials:** Fiber Cement

**Garage:** 1

**Garage Spaces:** 2

**Roof:** Asphalt

**Architectural Style:** Custom

**Fencing:** None

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

**Attached Garage:** 1

**Basement:** Full, Unfinished

**Windows:** ENERGY STAR Qualified Windows

**Doors:** ENERGY STAR Qualified Doors

## Interior Features



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

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** High Speed Internet, Vaulted Ceiling(s), Walk-In Closet(s), Ceramic Tile Bath

**Laundry Features:** Laundry Room

**Bathrooms Total:** 4

**Heating:** Forced Air, Natural Gas

**Appliances:** Dishwasher, Microwave, Range, Refrigerator

**Fireplace Features:** Gas, Living Room

**Above Grade Finished Area Source:** Builder

**Bathrooms Full:** 3

## Exterior Features

**Parking:** Attached, Garage Door Opener

**Lot Size Units:** Acres

**Lot Features:** Level, Landscaped

**Exterior Features:** Drive-Paved

**Lot Size Area:** 0.27

## Amenities & Features

**Utilities:** Underground Utilities

**Water:** Public

**HOA Amenities:** None

**Sewer:** Public Sewer

**Electric:** 150 Amp Service

## Fees

**HOA Fee:** \$150

**HOA Fee Frequency:** Monthly

**HOA Fee Includes:** Maintenance Grounds, Snow Removal

## Financial



**Possession:** At Closing

**Tax Block:** 1

**Tax Tract:** 180.09

**Special Listing Conditions:** Required Reg Policy

**Tax Lot:** 40.000

## School Information

**Elementary School:** Caroline Street

**High School:** Saratoga Springs

**High School District:** Saratoga Springs

