



**\$699,000**

## **163 GRAND AVENUE, SARATOGA SPRINGS, NY 12866**

<https://fallatigroup.com>

Gorgeous and thoughtfully renovated 4-bedroom, 3 full-bath home on Saratoga's West Side—just steps from The Local, the Beekman Street Arts District, and a short distance to Broadway. Built in 1916, this home blends classic Saratoga charm with modern updates for truly comfortable living. The majority of the living space is on the first floor, including a spacious first-floor primary suite with its own private porch, a large kitchen, living room, dining area, office/den, and a versatile laundry/flex room. Refinished hardwood floors run throughout the main level, with brand-new hardwood in the living room. The custom kitchen offers vaulted ceilings and a large center island that anchors the space beautifully. Major improvements include a 200-amp electrical service, new 1" copper water line from [...]

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

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### **Basics**



**Date added:** Added 4 hours ago  
**List Office Name:** Roohan Realty  
**List Agent Office Phone:** 518-226-9478  
**Living Area sqft:** 1786  
**Lot Size Dimensions:** 50 x 99  
**Type:** Single Family Residence  
**Total Rooms:** 12  
**Bathrooms:** 3 baths  
**Year built:** 1916

**MLS ID:** 202613913  
**List Agent Email:** jlyonswilliams@gmail.com  
**County:** Saratoga  
**Lot Size Acres:** 0.11 acres  
**Category:** Residential  
**Status:** Active  
**Bedrooms:** 4 beds  
**Half baths:** 0 half baths  
**Zoning:** Single Residence

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## Directions

**Directions:** From Broadway in Saratoga Springs, head west on Congress Street. Continue straight as Congress becomes Grand Avenue. The home is at the corner of Grand Avenue and Elm Street.

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## Building Details

**Construction Materials:** Wood Siding

**Basement:** Full, Interior Entry, Unfinished, Walk-Out Access

**Property Condition:** Updated/Remodeled

**Patio & Porch:** Side Porch, Covered, Front Porch, Patio

**Roof:** Asphalt, Shingle

**Architectural Style:** Old Style, Traditional

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## Interior Features



**Floor Covering:** Ceramic Tile, Hardwood

**Heating:** Other, Forced Air, Hot Water, Natural Gas, Radiant

**Cooling:** Central Air

**Appliances:** Ice Maker, Dishwasher, Microwave, Oven, Range, Refrigerator, Tankless Water Heater

**Interior Features:** Paddle Fan, Walk-In Closet(s), Ceramic Tile Bath, Eat-in Kitchen, Kitchen Island

**Above Grade Finished Area Source:** CRS

**Laundry Features:** Electric Dryer Hookup, Gas Dryer Hookup, Main Level, Washer Hookup

**Bathrooms Full:** 3

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## Exterior Features

**Parking:** Driveway, Off Street, Paved **Exterior Features:** Drive-Paved, Lighting

**Lot Size Units:** Acres

**Lot Size Area:** 0.11

**Lot Features:** Level, Corner Lot

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## Amenities & Features

**Utilities:** Cable Available

**Sewer:** Public Sewer

**Water:** Public

**Electric:** 200+ Amp Service

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

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## Financial

**Possession:** At Closing

**Special Listing Conditions:** Standard

**Tax Annual Amount:** \$6,600

**Tax Block:** 1

**Tax Lot:** 25

**Tax Tract:** 165.66

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## School Information



