



\$1,100,000

168 EAST AVENUE, SARATOGA SPRINGS, NY 12866

<https://fallatigroup.com>

- 4 beds
- Single Family Residence
- Residential
- Active

Location, Location!! This charming east side home seamlessly combines modern professional office space with cozy residential living. The warm and welcoming atmosphere is highlighted by 4 bedrooms and 2 Full baths, and 2 half baths, offering both comfort and in town convenience. This updated home features an adjoining office, perfect for a small business; two-family or an in-law apartment. The office space features an ADA-compliant half-bath, as well as a ramp for accessibility. On the property sits a 2-car garage and there is ample on-site parking Potential of the third-floor expansion space adds further versatility to this remarkable property.

Basics



Date added: Added 5 months ago

List Office Name: Roohan Realty

List Agent Office Phone: 518-527-3564

Living Area sqft: 2532

Lot Size Dimensions: 79.5x137.50

Type: Single Family Residence

Total Rooms: 16

Half baths: 2 half baths

Zoning: Mixed

MLS ID: 202418622

List Agent Email: asutton@roohanrealty.com

County: Saratoga

Lot Size Acres: 0.25 acres

Category: Residential

Status: Active

Bedrooms: 4 beds

Year built: 1924

Directions

Directions: From downtown Saratoga Springs, take Broadway to NY 29 West, left onto Lake Ave, and left onto East Ave.

Building Details

Construction Materials: Wood Siding

Garage Spaces: 2

Roof: Asphalt

Architectural Style: Craftsman, Old Style, Traditional

Patio & Porch: Front Porch, Porch

Basement: Finished, Interior Entry, Partial

Property Condition: Updated/Remodeled

Fencing: Wood, Fenced, Front Yard, Gate

Interior Features

Floor Covering: Hardwood

Cooling: Central Air

Above Grade Finished Area Source: CRS

Bathrooms Total: 4

Heating: Forced Air

Appliances: Dishwasher, Electric Oven, Microwave, Refrigerator

Bathrooms Full: 2



Exterior Features

Parking: Detached, Off Street, Paved

Lot Size Units: Acres

Lot Features: Road Frontage, Corner Lot, Garden

Exterior Features: Garden, Lighting

Lot Size Area: 0.25

Amenities & Features

Sewer: Public Sewer

Water: Public

Electric: 220 Volts

Accessibility Features: Accessible Approach with Ramp

Additional

Buyer Agency Compensation: 2.50

**Sub Agency
Compensation:** 0.00

Compensation Disclaimer: The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

Financial

Tax Annual Amount: \$11,145

Tax Lot: 68

Tax Block: 46-2

Tax Tract: 166

School Information

Elementary School: Lake Avenue

High School: Saratoga Springs

High School District: Saratoga Springs

