



**\$1,699,900**

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

<https://fallatigroup.com>

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

Open House Sat and Sun 12-2PM. Visit sales gallery located at 18 Aurora Ave. Welcome to Oak Ridge by Beechwood Homes! This exceptional model home is complete and ready for immediate occupancy! Featuring 5-beds, 3.5-baths, 4315 SF of luxurious finishes with an incredible floor plan and ready for you to move in! A stylish exterior with gambrel roof, stone and shake shingles and metal roof accents. The first floor includes an open floor plan with gourmet kitchen w/huge kitchen island and a soaring two story living room. The first floor den with an en-suite bath makes a perfect work from home or guest room for modern living. Upstairs you will find a luxury primary suite with dual walk-in closets and 3 additional [...]

### **Basics**



**Date added:** Added 4 months ago

**List Office Name:** eXp Realty

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

**County:** Saratoga

**Subdivision Name:** Oak Ridge

**Lot Size Dimensions:** 120X150

**Type:** Single Family Residence

**Total Rooms:** 14

**Bathrooms:** 4 baths

**Year built:** 2024

**MLS ID:** 202516788

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

**Days On Market:** 110

**Living Area sqft:** 4315

**Lot Size Acres:** 0.41 acres

**Category:** Residential

**Status:** Active

**Bedrooms:** 5 beds

**Half baths:** 1 half bath

**Zoning:** Single Residence

## Directions

**Directions:** Route 9P to Meadowbrook Rd, to Oak Ridge Blvd to 18 Aurora Ave.

## Building Details

**Construction Materials:** Fiber Cement

**Garage:** 1

**Basement:** Full, Unfinished

**Windows:** ENERGY STAR Qualified Windows

**Doors:** ENERGY STAR Qualified Doors

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

**Garage Spaces:** 2

**Roof:** Asphalt

**Architectural Style:** Custom

**Fencing:** None

## Interior Features



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

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** High Speed Internet, Tray Ceiling(s), Walk-In Closet(s), Cathedral Ceiling(s), Ceramic Tile Bath, Eat-in Kitchen, Kitchen Island

**Laundry Features:** Laundry Closet, Laundry Room, Main Level, Upper Level

**Bathrooms Total:** 4

**Heating:** Forced Air

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

**Fireplace Features:** Gas

**Above Grade Finished Area Source:** Builder

**Bathrooms Full:** 3

## Exterior Features

**Parking:** Garage Door Opener

**Lot Size Units:** Acres

**Lot Features:** Level, Cleared

**Exterior Features:** Drive-Paved

**Lot Size Area:** 0.41

## Amenities & Features

**Utilities:** Underground Utilities

**Water:** Public

**HOA Amenities:** None

**Sewer:** Public Sewer

**Electric:** 200+ Amp Service

## Fees

**HOA Fee:** \$150

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

**HOA Fee Frequency:** Monthly

## Financial



**Possession:** At Closing

**Tax Block:** 1

**Tax Tract:** 180.09

**Special Listing Conditions:** Required Reg Policy

**Tax Lot:** 39.000

## School Information

**Elementary School:** Caroline Street

**High School:** Saratoga Springs

**High School District:** Saratoga Springs

