



\$719,000

## 18 DIVISION STREET, 515, SARATOGA SPRINGS, NY 12866

<https://fallatigroup.com>

Luxury condo living at The Lofts in the heart of downtown Saratoga Springs. This beautifully maintained one bedroom, one bath residence offers an east-facing private balcony with city views and secure underground parking. Interior features include cherry hardwood floors, crown molding, a gas fireplace, and a granite kitchen with breakfast bar that opens to a bright, open living space. Smartly designed with a large walk in closet, in unit laundry, and a Murphy bed for guests. The Lofts offers secure, doorman-assisted living with timer locked entrances and a stunning two story lobby with a 20 foot waterfall. Chianti Ristorante located downstairs. One block to Broadway dining and nightlife, one mile to Saratoga Race Course, and two miles to SPAC and Saratoga State [...]

- 1 bed
- 1 bath
- Condominium
- Residential
- Active

### Basics



**Date added:** Added 5 months ago  
**List Office Name:** Homecoin.com  
**Days On Market:** 86  
**Living Area sqft:** 1030  
**Category:** Residential  
**Status:** Active  
**Bedrooms:** 1 bed  
**Half baths:** 0 half baths  
**Zoning:** Mixed

**MLS ID:** 202530912  
**List Agent Email:** info@homecoin.com  
**County:** Saratoga  
**Lot Size Acres:** 0 acres  
**Type:** Condominium  
**Total Rooms:** 5  
**Bathrooms:** 1 bath  
**Year built:** 2007  
**UnitNumber:** 515

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## Virtual Tour

**Virtual Tour:** <https://app.doaudiotours.com/branded?id=16534&lang=en-US>

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## Directions

**Directions:** Broadway to Division St

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## Building Details

**Construction Materials:** Brick  
**Garage:** 1  
**Basement:** None  
**Architectural Style:** Condominium Unit

**Patio & Porch:** Patio  
**Garage Spaces:** 1  
**Windows:** Blinds, Display Window(s)

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## Interior Features



**Floor Covering:** Hardwood

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** High Speed Internet, Paddle Fan, Walk-In Closet(s), Crown Molding, Elevator, Eat-in Kitchen, Built-in Features

**Laundry Features:** Laundry Room

**Heating:** Forced Air, Heat Pump, Natural Gas

**Appliances:** Ice Maker, Built-In Gas Oven, Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, ENERGY STAR Qualified Appliances, Freezer, Gas Water Heater, Microwave, Range, Range Hood, Refrigerator, Washer, Water Softener

**Fireplace Features:** Gas, Living Room

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

**Bathrooms Full:** 1

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## Exterior Features

**Parking:** Garage Door Opener, Heated Garage, Under Residence **Exterior Features:** None

**View:** Mountain(s), Skyline, City, Downtown

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## Amenities & Features

**Utilities:** Cable Available **Sewer:** Public Sewer

**Water:** Public

**Electric:** 200+ Amp Service

**HOA Amenities:** None

**Security Features:** Security Guard, Secured Garage/Parking, 24 Hour Security, Building Security

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## Fees

**HOA Fee:** \$707

**HOA Fee Frequency:**  
Monthly

**HOA Fee Includes:** Insurance, Maintenance Grounds, Maintenance Structure, Security, Sewer, Snow Removal, Trash, Water

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## Financial



**Possession:** At Closing

**Tax Annual Amount:** \$3,809

**Tax Block:** 8

**Tax Lot:** 101

**Tax Tract:** 165

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## School Information

**High School:** Saratoga Springs

**High School District:** Saratoga Springs

