



\$529,135

18 REED'S HOLLOW, SARATOGA SPRINGS, NY 12866

<https://fallatigroup.com>

THIS HOME IS UNDER CONSTRUCTION- BUYER WILL MAKE ALL DESIGN SELECTIONS IN OUR DESIGN STUDIO- The Reserve at Winding Brook is designed for today's living. Homeownership is effortless with low-maintenance living condominiums. Nestled in a peaceful setting close to the Saratoga Lake, residents enjoy easy access to Route 9 and I-87 commuter routes, world-renowned attractions, and the economic strength of New York's Tech Valley. Brand new floor plans, ranging from 1,400 to over 1,900 sq. ft., are designed to make living more comfortable without compromise. Say goodbye to weekend chores and hello to more time for recreation, exploring a historical park, and indulging in boutique shopping and dining in nearby Malta and downtown Saratoga Springs. For a simplified, stress-free lifestyle, The Reserve at [...]

- 3 beds
- 2 baths
- Condominium
- Residential
- Pending



Basics

Date added: Added 2 months ago

MLS ID: 202610758

List Office Name: Amedore Homes

List Agent Email: dotpeyron@amedorehomes.com

List Agent Office Phone: 518-588-2414

Days On Market: 18

County: Saratoga

Living Area sqft: 1929

Subdivision Name: Winding Brook Estates

Lot Size Acres: 0.01 acres

Category: Residential

Type: Condominium

New Construction: 1

Status: Pending

Total Rooms: 13

Bedrooms: 3 beds

Bathrooms: 2 baths

Half baths: 0 half baths

Year built: 2025

Zoning: Single Residence

Directions

Directions: ROUTE 9P AT SARATOGA LAKE TO ROUTE 423 TO FIRST RIGHT ON WALDEN CIRCLE TO FIRST RIGHT ON REEDS HOLLOW MODEL HOMES AT 2 REED'S HOLLOW

Building Details

Construction Materials: Stone, Vinyl Siding

Patio & Porch: Rear Porch, Composite Deck, Covered

Garage: 1

Attached Garage: 1

Garage Spaces: 1

Basement: None, Slab

Roof: Asphalt

Windows: Low Emissivity Windows, Triple Pane Windows, Screens, ENERGY STAR Qualified Windows, Insulated Windows

Architectural Style: Condominium Unit

Doors: ENERGY STAR Qualified Doors, Sliding Doors

Interior Features



Floor Covering: Carpet, Ceramic Tile, Tile, Vinyl

Heating: Electric, Heat Pump

Cooling: AC Pump

Appliances: Built-In Electric Oven, Dishwasher, Disposal, Electric Water Heater, ENERGY STAR Qualified Appliances, Microwave, Range Hood

Fireplace: 1

Fireplace Features: Electric, Family Room

Interior Features: High Speed Internet, Walk-In Closet(s), Built-in Features, Ceramic Tile Bath, Kitchen Island

Above Grade Finished Area Source: Builder

Laundry Features: Laundry Room, Main Level, Upper Level

Bathrooms Full: 2

Exterior Features

Parking: Attached, Driveway, Garage Door Opener, Off Street, Paved

Exterior Features: Drive-Paved, Lighting

Lot Size Units: Acres

Lot Size Area: 0.01

Lot Features: Level, Sprinklers In Front, Sprinklers In Rear, Cleared, Landscaped

Amenities & Features

Utilities: Cable Available, Underground Utilities

Sewer: Public Sewer

Water: Public

Electric: Underground, 200+ Amp Service

HOA Amenities: None

Fees

HOA Fee: \$302

HOA Fee Frequency: Monthly

HOA Fee Includes: Other, Maintenance Grounds, Maintenance Structure, Snow Removal



Financial

Possession: At Closing

Special Listing Conditions: Required Reg Policy

Tax Annual Amount: \$4,900

School Information

Elementary School: Stillwater

High School: Stillwater

High School District: Stillwater

