



\$1,100,000

182 BALLSTON AVENUE, SARATOGA SPRINGS, NY 12866

<https://fallatigroup.com>

Step into Saratoga's history with this extraordinary Queen Anne-style home and carriage house, dating back to the 1800s. Once a thriving Bed & Breakfast, this property has evolved into a sought-after short-term rental, offering strong income potential. The carriage house, originally the owner's residence, complements the main home with flexible living options for guests, family, or investment purposes. A private in-ground pool, nestled between the two residences, creates the perfect retreat for relaxation or entertaining. Spanning .65 acres and bordered by three streets, the property offers privacy while being just minutes from Broadway, SPAC, the State Park, dog park, world-famous race track, Saratoga Casino, shopping, and dining. Whether envisioned as a family compound, investment property, or continuation of its hospitality legacy, this [...]

- 10 beds
- 9 baths
- Duplex
- MultiFamily
- Pending



Basics

Date added: Added 6 months ago

MLS ID: 202525402

List Agent Email: ritchgregory@howardhanna.com

County: Saratoga

Lot Size Acres: 0.65 acres

Category: MultiFamily

Status: Pending

Bathrooms: 9 baths

Year built: 1855

Contingency: Contingent - Continue to Show

List Office Name: Howard Hanna Capital Inc

Days On Market: 168

Living Area sqft: 6700

Lot Size Dimensions: 200' X 140'

Type: Duplex

Bedrooms: 10 beds

Half baths: 1 half bath

Zoning: Mixed

Directions

Directions: From South Broadway in Saratoga Springs, turn on Fenlon Street, right on Ballston Avenue (Route 50), right on Livingston Street. Property is on the corner of Ballston Avenue and Livingston Street.

Building Details

Construction Materials: Wood Siding **Patio & Porch:** Other, Wrap Around, Rear Porch

Attached Garage: 1

Garage Spaces: 2

Basement: Full, Unfinished

Roof: Metal, Shingle

Architectural Style: Rooming House

Fencing: Back Yard

Interior Features



Floor Covering: Laminate, Tile, Wood

Heating: Baseboard, Electric, Forced Air, Propane, Other

Cooling: Central Air, Window Unit(s)

Fireplace Features: Gas

Interior Features: Paddle Fan, Walk-In Closet(s), Built-in Features, Ceramic Tile Bath, Crown Molding

Above Grade Finished Area Source: See Remarks

Bathrooms Full: 8

Exterior Features

Parking: Attached, Driveway, Garage, Off Street, Paved, Under Residence

Exterior Features: Other

Lot Size Units: Acres

Lot Size Area: 0.65

Lot Features: Level, Landscaped, Road Frontage, Corner Lot

View: None

Amenities & Features

Sewer: Public Sewer

Water: Public

Pool Features: In Ground, Outdoor Pool

Accessibility Features: Accessible Approach with Ramp

Security Features: Fire Sprinkler System, Smoke Detector(s), Carbon Monoxide Detector(s)

Financial

Possession: At Closing

Special Listing Conditions: Standard

Tax Annual Amount: \$13,150.62

Tax Block: 1

Tax Lot: 1.000

Tax Tract: 178.34

School Information

High School: Saratoga Springs

High School District: Saratoga Springs

