



**\$1,799,000**

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

<https://fallatigroup.com>

Experience luxury in this stunning, three-year-young, meticulously maintained Saratoga home. Truly turnkey—just move right in. Step inside to a kitchen with top-tier appliances and solid surface counters. Enjoy hardwood and tile floors, plus custom California closets throughout. The fully finished basement adds living space with a full bath, bedroom, and cedar closet. The office includes built-in cabinetry, and the heated garage features an electric car plug. The primary suite opens up to an outside deck. A private retreat above the garage offers a bedroom that opens up to a deck, a walk-in closet, full bath, cozy living area, and wet bar. The outdoor kitchen/bluestone patio is perfect for entertaining. Additional features include irrigation, alarm system, generator hookup, and smart controls for lights, [...]

- 5 beds
- 5 baths
- Single Family Residence
- Residential
- Pending

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### **Basics**



**Date added:** Added 1 month ago

**MLS ID:** 202613058

**List Agent Email:** reneekomazenski@gmail.com

**Days On Market:** 9

**Living Area sqft:** 3724

**Category:** Residential

**Status:** Pending

**Bedrooms:** 5 beds

**Half baths:** 1 half bath

**Zoning:** Single Residence

**Contingency:** Contingent - Continue to Show

**List Office Name:** Miranda Real Estate Group Inc

**List Agent Office Phone:** 518-858-5420

**County:** Saratoga

**Lot Size Acres:** 0.16 acres

**Type:** Single Family Residence

**Total Rooms:** 20

**Bathrooms:** 5 baths

**Year built:** 2022

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## Virtual Tour

**Virtual Tour:** <https://app.doaudiotours.com/branded?id=17646&lang=en-US>

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## Directions

**Directions:** Oakridge Blvd to 19 Aurora Ave.

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## Building Details

**Construction Materials:** Fiber Cement, Stone

**Garage:** 1

**Garage Spaces:** 2

**Roof:** Asphalt, Metal

**Architectural Style:** Contemporary

**Patio & Porch:** Side Porch, Covered, Patio, Porch

**Attached Garage:** 1

**Basement:** Finished, Heated, Interior Entry

**Windows:** Screens, Window Treatments, Egress Window, Insulated Windows

**Fencing:** None



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## Interior Features

**Floor Covering:** Ceramic Tile

**Cooling:** Central Air

**Fireplace:** 2

**Interior Features:** High Speed Internet, Paddle Fan, Solid Surface Counters, Walk-In Closet(s), Wall Paneling, Wet Bar, Wired for Sound, Built-in Features, Ceramic Tile Bath, Crown Molding, Dry Bar, DSL Internet

**Laundry Features:** Laundry Room

**Heating:** Forced Air, Natural Gas

**Appliances:** Built-In Gas Oven, Cooktop, Dishwasher, Disposal, Dryer, ENERGY STAR Qualified Appliances, Gas Oven, Gas Water Heater, Microwave, Oven, Range, Refrigerator, Tankless Water Heater, Washer/Dryer, Water Softener, Wine Cooler

**Fireplace Features:** Electric

**Above Grade Finished Area Source:** CRS

**Bathrooms Full:** 4

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## Exterior Features

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

**Lot Size Units:** Acres

**Lot Features:** Sprinklers In Front, Sprinklers In Rear, Corner Lot

**Exterior Features:** Drive-Paved, Gas Grill, Lighting

**Lot Size Area:** 0.16

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## Amenities & Features

**Utilities:** Underground Utilities

**Water:** Public

**HOA Amenities:** None

**Security Features:** Prewired, Smoke Detector(s), Security System, Carbon Monoxide Detector(s), Fire Alarm

**Sewer:** Public Sewer

**Electric:** 200+ Amp Service

**Other Equipment:** Irrigation Equipment



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## Fees

**HOA Fee:** \$2,544

**HOA Fee Frequency:** Annually

**HOA Fee Includes:** Maintenance Grounds, Trash

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## Financial

**Possession:** At Closing

**Special Listing Conditions:** Standard

**Tax Annual Amount:** \$22,556.02

**Tax Block:** 3

**Tax Lot:** 44.000

**Tax Tract:** 180.10

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## School Information

**High School:** Saratoga Springs

**High School District:** Saratoga Springs

