



**\$1,175,000**

## **19 OAKRIDGE BOULEVARD, SARATOGA SPRINGS, NY 12866**

<https://fallatigroup.com>

- 3 beds
- Single Family Residence
- Residential
- Active

Welcome to Oak Ridge by Beechwood Homes! This home features 2,609 sq. ft. with 3 bedrooms and 2 1/2 bathrooms. Highlights include a bright open floor plan with a gourmet kitchen and luxury baths, first floor office, fireplace, second floor laundry, front covered porch and rear deck. Quality craftsmanship at every turn. Don't miss this incredible opportunity to build the home of your dreams in Saratoga Springs most desirable community! Visit our sales gallery at 27 Oak Ridge Blvd on weekends from 12-2 pm.

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### **Basics**



**Date added:** Added 3 months ago

**List Office Name:** eXp Realty

**County:** Saratoga

**Subdivision Name:** Oak Ridge

**Category:** Residential

**New Construction:** 1

**Total Rooms:** 12

**Half baths:** 1 half bath

**MLS ID:** 202426080

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

**Living Area sqft:** 2609

**Lot Size Acres:** 0.17 acres

**Type:** Single Family Residence

**Status:** Active

**Bedrooms:** 3 beds

**Zoning:** Single Residence

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## Directions

**Directions:** Exit 14 of I-87, head east on Union Ave, Left on Meadowbrook Rd, Right on Oak Ridge Blvd.

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## Building Details

**Construction Materials:** Fiber Cement

**Garage:** 1

**Garage Spaces:** 2

**Roof:** Asphalt

**Architectural Style:** Colonial

**Fencing:** None

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

**Attached Garage:** 1

**Basement:** Full, Unfinished

**Windows:** ENERGY STAR Qualified Windows

**Doors:** ENERGY STAR Qualified Doors

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## Interior Features



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

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** Solid Surface Counters, Walk-In Closet(s), Ceramic Tile Bath, Kitchen Island

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

**Bathrooms Total:** 3

**Heating:** Forced Air, Natural Gas

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

**Fireplace Features:** Gas, Living Room

**Above Grade Finished Area Source:** Builder

**Bathrooms Full:** 2

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## Exterior Features

**Parking:** Attached, Garage Door Opener

**Lot Size Units:** Acres

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

**Lot Size Area:** 0.17

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## Amenities & Features

**Utilities:** Underground Utilities

**Water:** Public

**HOA Amenities:** None

**Sewer:** Public Sewer

**Electric:** 150 Amp Service

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## Fees

**HOA Fee:** \$150

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

**HOA Fee Frequency:** Monthly

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## Financial

**Possession:** Other, At Closing

**Special Listing Conditions:** Required Reg Policy



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## School Information

**Elementary School:** Caroline Street      **High School:** Saratoga Springs

**High School District:** Saratoga Springs

