



**\$449,000**

## **2 FREDERICK DRIVE, SARATOGA SPRINGS, NY 12866**

<https://fallatigroup.com>

- 3 beds
- Single Family Residence
- Residential
- Pending

BEST AND FINAL DEADLINE 4/28 Monday 6 pm. Location, location, location! Fantastic bright and sunny 3-4 bedroom home featuring a large family room on the lower level, new roof 2023, new furnace 2023, new oven 2025, sizable 2 car garage and breezeway, two sliding doors that lead to the expansive patio and firepit, a fully fenced backyard and central A/C. Just 1 mile to Broadway, close to SPAC and the state park, the high school, and all that Saratoga has to offer! Come make this great home yours today!

### **Basics**



**Date added:** Added 1 month ago  
**List Office Name:** Julie & Co Realty, LLC  
**List Agent Office Phone:** 518-588-1392  
**County:** Saratoga  
**Lot Size Acres:** 0.23 acres  
**Type:** Single Family Residence  
**Total Rooms:** 10  
**Half baths:** 0 half baths

**MLS ID:** 202515694  
**List Agent Email:** JennJ@JennJ.com  
**Days On Market:** 6  
**Living Area sqft:** 1874  
**Category:** Residential  
**Status:** Pending  
**Bedrooms:** 3 beds  
**Year built:** 1973

## Directions

**Directions:** Grand Ave, turn onto Frederick Dr, first on home on corner.

## Building Details

**Construction Materials:** Vinyl Siding  
**Garage:** 1  
**Garage Spaces:** 2  
**Roof:** Asphalt  
**Architectural Style:** Raised Ranch  
**Fencing:** Back Yard, Fenced, Full

**Patio & Porch:** Patio  
**Attached Garage:** 1  
**Basement:** Slab  
**Windows:** Blinds  
**Doors:** Sliding Doors

## Interior Features

**Floor Covering:** Carpet, Ceramic Tile, Laminate  
**Cooling:** Central Air  
**Interior Features:** High Speed Internet, Paddle Fan, Eat-in Kitchen  
**Bathrooms Full:** 2

**Heating:** Forced Air, Natural Gas  
**Appliances:** Dishwasher, Disposal, Microwave, Oven, Range, Refrigerator, Washer/Dryer  
**Above Grade Finished Area Source:** CRS  
**Bathrooms Total:** 2



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## Exterior Features

<b>Parking:</b> Attached, Driveway, Garage Door Opener, Off Street, Paved	<b>Exterior Features:</b> Lighting
<b>Lot Size Units:</b> Acres	<b>Lot Size Area:</b> 0.23
<b>Lot Features:</b> Level, Corner Lot, Landscaped	

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## Amenities & Features

<b>Utilities:</b> Cable Connected	<b>Sewer:</b> Public Sewer
<b>Water:</b> Public	<b>Security Features:</b> Smoke Detector(s), Carbon Monoxide Detector(s)

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## Financial

<b>Possession:</b> At Closing	<b>Special Listing Conditions:</b> Standard
<b>Tax Annual Amount:</b> \$6,201	

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## School Information

<b>High School:</b> Saratoga Springs	<b>High School District:</b> Saratoga Springs
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