



**\$749,990**

## **20 BERKELEY WAY, SARATOGA SPRINGS, NY 12866**

<https://fallatigroup.com>

- 3 beds
- Single Family Residence
- Residential
- Active

Rare resale, in Belmonte Builders sold-out Sonoma Grove community, with maintenance free living! 3 beds, 2 full baths, 2126 sqft ranch, under 2 years young! Tranquil setting on 1.91 acres with scenic wooded views. Open concept with a bright airy interior. Great room with tray ceiling & gas fireplace. Hardwood floors in the entry, kitchen, & dining area. Modern kitchen with granite counters, an island with seating, & a double door pantry. Spacious office with crown molding. Oversized windows throughout, with top down bottom up shades, fill this home with an abundance of light. Primary bed with cathedral ceiling, and an en-suite bath, complete with tiled shower, large walk in closet, and double vanity. Minutes to I-87, downtown Saratoga, Saratoga Lake, the [...]

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### **Basics**



**Date added:** Added 7 months ago  
**List Office Name:** Howard Hanna Capital Inc.  
**List Agent Office Phone:** 518-583-1212  
**County:** Saratoga  
**Lot Size Acres:** 1.91 acres  
**Type:** Single Family Residence  
**Total Rooms:** 10  
**Half baths:** 0 half baths

**MLS ID:** 202418106  
**List Agent Email:** aubrey@geraldine.com  
**Days On Market:** 3  
**Living Area sqft:** 2126  
**Category:** Residential  
**Status:** Active  
**Bedrooms:** 3 beds  
**Year built:** 2021

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## Directions

**Directions:** Exit 15. North on Route 50 towards mall. Bear right before McDonalds onto Loudon road. Stay on Loudon road for approximately 1.9 miles. Sonoma Grove is on the right. Right on Brentwood Blvd.

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## Building Details

**Construction Materials:** Vinyl Siding

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

**Garage:** 1

**Attached Garage:** 1

**Garage Spaces:** 2

**Basement:** Full, Interior Entry

**Roof:** Asphalt

**Windows:** Window Treatments, Blinds, Egress Window

**Property Condition:** Updated/Remodeled **Architectural Style:** Bungalow, Ranch

**Doors:** Atrium Door

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## Interior Features



**Floor Covering:** Ceramic Tile, Hardwood, Tile, Vinyl, Wood

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** High Speed Internet, Paddle Fan, Solid Surface Counters, Walk-In Closet(s), Built-in Features, Cathedral Ceiling(s), Ceramic Tile Bath, Crown Molding, Eat-in Kitchen, Kitchen Island

**Laundry Features:** Gas Dryer Hookup, Laundry Room, Main Level, Washer Hookup

**Bathrooms Total:** 2

**Heating:** Forced Air, Natural Gas

**Appliances:** Cooktop, Microwave, Range, Refrigerator, Washer/Dryer

**Fireplace Features:** Family Room, Gas

**Above Grade Finished Area Source:** Estimated

**Bathrooms Full:** 2

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## Exterior Features

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

**Lot Size Units:** Acres

**Lot Features:** Level, Views, Wooded, Landscaped

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

**Lot Size Area:** 1.91

**View:** Trees/Woods

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## Amenities & Features

**Utilities:** Cable Connected

**Water:** Public

**Security Features:** Smoke Detector(s), Carbon Monoxide Detector(s)

**Sewer:** Public Sewer

**HOA Amenities:** None

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## Fees

**HOA Fee:** \$191

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

**HOA Fee Frequency:** Monthly



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## Additional

**Buyer Agency Compensation:** 2.50

**Sub Agency  
Compensation:** 0.00

**Compensation Disclaimer:** The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

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## Financial

**Possession:** At Closing

**Special Listing Conditions:** Standard

**Tax Annual Amount:** \$11,172

**Tax Block:** 3

**Tax Lot:** 15.000

**Tax Tract:** 154.01

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## School Information

**High School:** Saratoga Springs

**High School District:** Saratoga Springs

