



**\$489,000**

## **20 LOUGHBERRY LAKE ROAD, SARATOGA SPRINGS, NY 12866**

<https://fallatigroup.com>

- 3 beds
- Single Family Residence
- Residential
- Active

**\*\*Open House Sunday 4/27/25 11-2pm.\*\*** Less than two miles to the heart of downtown Saratoga. A tranquil neighborhood, ideal for many outdoor activities including ones with your favorite furry companion. Three bedrooms, 1 1/2 bathrooms, inviting hardwoods throughout. This home is a charmer, open, spacious, with valuable updates and renovations. This home has something very RARE in Saratoga, no neighbors in the rear of the property for it abuts up to Loughberry Lake. Enjoy your time relaxing on the large three-season porch. Privacy and tranquility on this almost half an acre lot with beautiful perennials & songbirds. Please refer to the document section for many updates, including mechanicals, new kitchen floor, and painting. Your Saratoga Lifestyle home awaits!

### **Basics**



**Date added:** Added 1 month ago

**List Office Name:** Roohan Realty

**List Agent Office Phone:** 518-763-1366

**County:** Saratoga

**Lot Size Acres:** 0.42 acres

**Category:** Residential

**Status:** Active

**Bedrooms:** 3 beds

**Year built:** 1959

**MLS ID:** 202515938

**List Agent Email:** gold@roohanrealty.com

**Days On Market:** 1

**Living Area sqft:** 1876

**Lot Size Dimensions:** 100x148x58x52x191

**Type:** Single Family Residence

**Total Rooms:** 11

**Half baths:** 1 half bath

**Zoning:** Single Residence

## Directions

**Directions:** From I-87 Northbound, exit 15, Left off exit. Right onto Gick Road, Left onto Loughberry Lake Road. #20 Loughberry (Lake) Road on left 1/3 mile.

## Building Details

**Construction Materials:** Aluminum Siding, Stone

**Garage:** 1

**Garage Spaces:** 1

**Roof:** Asphalt, Shingle

**Architectural Style:** Other

**Patio & Porch:** Screened, Enclosed, Porch

**Attached Garage:** 1

**Basement:** Full

**Windows:** Bay Window(s), Double Pane Windows

**Doors:** Storm Door(s)

## Interior Features



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

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** High Speed Internet, Wall Paneling, Ceramic Tile Bath, Eat-in Kitchen

**Laundry Features:** In Basement

**Bathrooms Total:** 2

**Heating:** Forced Air, Natural Gas

**Appliances:** Dishwasher, Electric Oven, Microwave, Refrigerator

**Fireplace Features:** Wood Burning Stove, Family Room, Insert

**Above Grade Finished Area Source:** CRS

**Bathrooms Full:** 1

## Exterior Features

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

**Lot Size Units:** Acres

**Lot Features:** Level, Private, Landscaped, Waterfront

**Exterior Features:** Drive-Paved

**Lot Size Area:** 0.42

**View:** Lake

## Amenities & Features

**Utilities:** Cable Connected

**Water:** Public

**Waterfront Features:** Other

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

**Sewer:** Public Sewer

**Electric:** 200+ Amp Service

**Body of Water:** Loughberry Lake

## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$5,148

**Tax Lot:** -1

**Special Listing Conditions:** Standard

**Tax Block:** -3

**Tax Tract:** 153.79



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# School Information

**Elementary School:** Lake Avenue      **High School:** Saratoga Springs  
**High School District:** Saratoga Springs

