



**\$300,000**

## **209 RT 70, STILLWATER, NY 12170**

<https://fallatigroup.com>

Great 2 family in Stillwater close to Saratoga. Come check out this great 2 family with vaulted ceilings, 3 bedrooms each unit with lots of updates. Situated on a half of acre only mins from Saratoga Lake and downtown Saratoga.

- 6 beds
- Duplex
- MultiFamily
- Active

### **Basics**



**Date added:** Added 2 months ago  
**List Office Name:** All in 1 Realty LLC  
**List Agent Office Phone:** 518-330-5193  
**County:** Saratoga  
**Lot Size Acres:** 0.56 acres  
**Category:** MultiFamily  
**Status:** Active  
**Half baths:** 0 half baths  
**Zoning:** Multi Residence

**MLS ID:** 202422365  
**List Agent Email:** teamshepard1@gmail.com  
**Days On Market:** 3  
**Living Area sqft:** 3536  
**Lot Size Dimensions:** 117 x 199  
**Type:** Duplex  
**Bedrooms:** 6 beds  
**Year built:** 1810

---

## Directions

**Directions:** GPS

---

## Building Details

**Construction Materials:** Aluminum Siding  
**Garage Spaces:** 1  
**Roof:** Slate

**Patio & Porch:** Rear Porch, Front Porch  
**Basement:** Full  
**Architectural Style:** Traditional

---

## Interior Features

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

**Cooling:** Window Unit(s)

**Above Grade Finished Area Source:** CRS

**Bathrooms Full:** 2

**Heating:** Forced Air, Propane, Propane Tank Leased, Propane Tank Owned

**Interior Features:** Vaulted Ceiling(s), Paddle Fan, High Speed Internet, Ceramic Tile Bath

**Laundry Features:** Electric Dryer Hookup, Laundry Room, Main Level, Upper Level, Washer Hookup

**Bathrooms Total:** 2



---

## Exterior Features

**Parking:** Driveway, Garage

**Lot Size Units:** Acres

**Lot Features:** Level, Landscaped, Road Frontage, Cleared

**Exterior Features:** None

**Lot Size Area:** 0.56

---

## Amenities & Features

**Utilities:** Cable Connected

**Water:** Drilled Well

**Sewer:** Septic Tank

**Electric:** 200+ Amp Service

---

## Fees

**Insurance Expense:** \$1,500

**Maintenance Expense:** \$1,500

---

## Additional

**Buyer Agency Compensation:** 2.50

**Sub Agency  
Compensation:** 2.50

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

---

## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$6,814

**Tax Lot:** 1602

**Special Listing Conditions:** Standard

**Tax Block:** 1

**Tax Tract:** 206.4



---

# School Information

**Elementary School:** Stillwater

**High School District:** Stillwater

**High School:** Stillwater

