



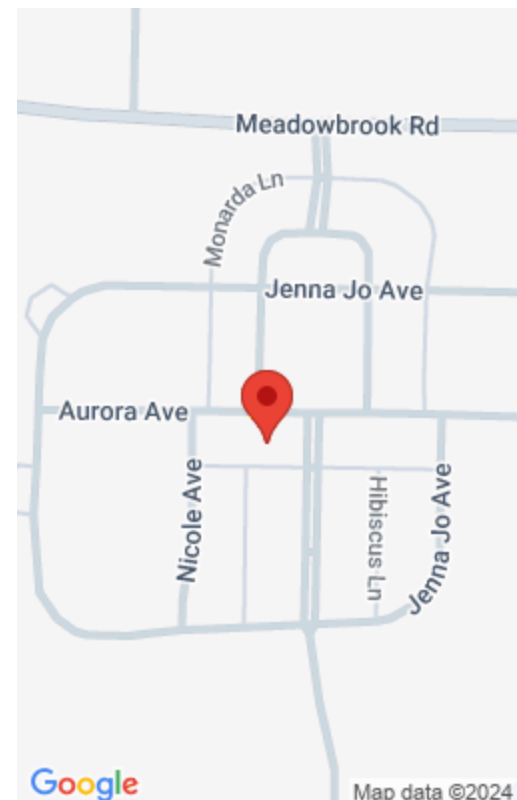
\$1,000,000

## 21 AURORA AVENUE, SARATOGA SPRINGS, NY 12866

<https://fallatigroup.com>

- 4 beds
- Single Family Residence
- Residential
- Active

Welcome to Oak Ridge by Beechwood Homes! This home is UNDER CONSTRUCTION and can be ready to move in by the end of 2023. This home features 2,603 SF and dramatic 2 story staircase. Highlights include open floor plan w/solid oak hardwood throughout, cozy gas fireplace, Anderson 400 series black windows, Cedar shake and Hardie siding exterior with stone at foundations, & front and rear porches. The gourmet kitchen features Caesarstone countertops w/island and Kitchen Aid stainless steel appliances. First floor office provides a perfect work-from-home space as well as guest bedroom. Upstairs you will find the primary suite, laundry and 2 additional spacious bedrooms. Quality craftsmanship at every turn.



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## Basics

**Date added:** Added 1 year ago

**List Office Name:** eXp Realty

**List Agent Office Phone:** 518-858-8820

**Living Area sqft:** 2603

**Lot Size Dimensions:** 60X120

**Type:** Single Family Residence

**Total Rooms:** 12

**Half baths:** 0 half baths

**Zoning:** Single Residence

**MLS ID:** 202326254

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

**County:** Saratoga

**Lot Size Acres:** 0.17 acres

**Category:** Residential

**Status:** Active

**Bedrooms:** 4 beds

**Year built:** 2023

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## Directions

**Directions:** Turn left onto Union Ave, Turn left onto Meadowbrook Rd, Turn right onto Oak Ridge Blvd, Turn right onto Aurora Ave

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## Building Details

**Construction Materials:** Cedar, Fiber Cement, Stone

**Garage:** 1

**Basement:** Full, Unfinished

**Windows:** ENERGY STAR Qualified Windows

**Doors:** ENERGY STAR Qualified Doors

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

**Garage Spaces:** 2

**Roof:** Asphalt

**Architectural Style:** Custom

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## Interior Features



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

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** Eat-in Kitchen, Kitchen Island

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

**Bathrooms Total:** 3

**Heating:** Forced Air, Natural Gas

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

**Fireplace Features:** Living Room

**Above Grade Finished Area Source:** Builder

**Bathrooms Full:** 3

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## Exterior Features

**Parking:** Garage Door Opener

**Lot Size Units:** Acres

**Exterior Features:** None

**Lot Size Area:** 0.17

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## Amenities & Features

**Sewer:** Public Sewer

**Electric:** 150 Amp Service

**Water:** Public

**HOA Amenities:** None

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## Fees

**HOA Fee:** \$150

**HOA Fee Frequency:** Monthly

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

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## Additional

**Buyer Agency Compensation:** 2.50

**Sub Agency Compensation:** 0.00



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## Financial

**Possession:** At Closing

**Tax Block:** 1

**Tax Tract:** 180.09

**Special Listing Conditions:** Standard

**Tax Lot:** 24.000

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## School Information

**Elementary School:** Caroline Street

**High School:** Saratoga Springs

**High School District:** Saratoga Springs

