



## 23 GRONCZNIK ROAD, STILLWATER, NY 12170

<https://fallatigroup.com>

Just completed and move-in ready, this stunning Thornquist Construction custom-built home offers 2,306 square feet of thoughtfully designed living space on a flat, private 2-acre homesite with scenic views of the Vermont mountains. Crafted with quality and attention to detail, this home is loaded with custom upgrades throughout, including 4 1/4" hardwood flooring across the entire first floor and second-floor hallway, complemented by stylish tile in the first-floor powder room and mudroom. The spacious mudroom features a custom bench and locker system—perfect for everyday organization and functionality. Set on a generous parcel of land ideal for outdoor living, entertaining, or future expansion, this property combines privacy, craftsmanship, and picturesque surroundings. A rare opportunity to own a brand-new custom home in a peaceful [...]

\$729,900

- 4 beds
- 3 baths
- Single Family Residence
- Residential
- Active



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## Basics

**Date added:** Added 2 months ago

**List Office Name:** Sterling Real Estate Group

**List Agent Office Phone:** 518-369-7804

**County:** Saratoga

**Lot Size Acres:** 2 acres

**Type:** Single Family Residence

**Total Rooms:** 13

**Bathrooms:** 3 baths

**Year built:** 2026

**MLS ID:** 202611904

**List Agent Email:** rickgargiulo518@gmail.com

**Days On Market:** 64

**Living Area sqft:** 2306

**Category:** Residential

**Status:** Active

**Bedrooms:** 4 beds

**Half baths:** 1 half bath

**Zoning:** Single Residence

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## Virtual Tour

**Virtual Tour:** <https://app.doaudiotours.com/branded?id=15940&lang=en-US>

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## Directions

**Directions:** Lake Rd to Blizzard Rd, left on Blizzard Rd. straight to Gronczeniak Rd on left

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## Building Details

**Construction Materials:** Vinyl Siding

**Garage:** 1

**Garage Spaces:** 2

**Roof:** Shingle

**Architectural Style:** Colonial, Craftsman, Custom

**Patio & Porch:** Front Porch

**Attached Garage:** 1

**Basement:** Full, Interior Entry, Unfinished

**Windows:** Low Emissivity Windows, Screens, Egress Window, ENERGY STAR Qualified Windows

**Doors:** Sliding Doors



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## Interior Features

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

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** High Speed Internet, Paddle Fan, Radon System, Walk-In Closet(s), Wall Paneling, Ceramic Tile Bath, Dry Bar

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

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

**Appliances:** Dishwasher, Disposal, Gas Oven, Gas Water Heater, Humidifier, Microwave, Range, Range Hood, Refrigerator

**Fireplace Features:** Family Room, Gas

**Above Grade Finished Area Source:** Builder

**Bathrooms Full:** 2

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## Exterior Features

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

**Lot Size Units:** Acres

**Lot Features:** Secluded, Level, Meadow, Private, Road Frontage, Views, Cleared, Landscaped

**Exterior Features:** Drive-Paved

**Lot Size Area:** 2

**View:** Meadow, Mountain(s), Pasture

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## Amenities & Features

**Utilities:** Cable Available      **Sewer:** Septic Tank

**Electric:** 200+ Amp Service      **Security Features:** Smoke Detector(s), Carbon Monoxide Detector(s)

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## Financial

**Special Listing Conditions:** Standard

**Tax Lot:** 38.112

**Tax Block:** 1

**Tax Tract:** 220.



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## School Information

**Elementary School:** Stillwater

**High School District:** Stillwater

**High School:** Stillwater

