



## 247 MAPLE AVENUE, SARATOGA SPRINGS, NY 12866

<https://fallatigroup.com>

**\$595,000**

- 3 beds
- Single Family Residence
- Residential
- Active

HUGE Opportunity to buy this home as an investment or to simply live in beautiful Saratoga Springs! This furnished three-bedroom, two-bath single family residence offers everything you need. Completely renovated in 2023. Enjoy a modern kitchen equipped with all the essentials, perfect for entertaining. Step outside to the stunning stone paved patio, complete with a cozy firepit, umbrella, and comfortable seating-ideal for evenings under the stars. The property features lush landscaping and off-street parking for up to four cars, ensuring convenience for your guests. Located in a desirable neighborhood, you'll be close to all the attractions Saratoga Springs has to offer. Don't miss your chance to live in this delightful home! This is a very profitable investment.

### Basics



**Date added:** Added 3 days ago

**List Office Name:** Julie & Co Realty, LLC

**County:** Saratoga

**Lot Size Acres:** 0.18 acres

**Type:** Single Family Residence

**Total Rooms:** 8

**Half baths:** 0 half baths

**MLS ID:** 202517547

**List Agent Email:** tina@juliecorealty.com

**Living Area sqft:** 1035

**Category:** Residential

**Status:** Active

**Bedrooms:** 3 beds

**Year built:** 1901

## Directions

**Directions:** From North Broadway to East Avenue, right onto Maple Ave (Between East Ave and 2nd street)

## Building Details

**Construction Materials:** Vinyl Siding

**Basement:** Interior Entry, Unfinished

**Windows:** Blinds, Curtain Rods, Drapes

**Architectural Style:** Cottage

**Patio & Porch:** Enclosed, Front Porch

**Roof:** Asbestos Shingle

**Property Condition:** Updated/Remodeled

**Fencing:** None

## Interior Features

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

**Cooling:** Central Air

**Interior Features:** Solid Surface Counters, Crown Molding, Eat-in Kitchen, Built-in Features

**Laundry Features:** Laundry Room, Main Level

**Bathrooms Total:** 2

**Heating:** Forced Air

**Appliances:** Dishwasher, Gas Water Heater, Range, Refrigerator, Washer/Dryer

**Above Grade Finished Area Source:** Public Records

**Bathrooms Full:** 2



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## Exterior Features

<b>Parking:</b> Off Street	<b>Exterior Features:</b> Lighting
<b>Lot Size Units:</b> Acres	<b>Lot Size Area:</b> 0.18
<b>Lot Features:</b> Landscaped	

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## Amenities & Features

<b>Utilities:</b> Cable Available	<b>Sewer:</b> Public Sewer
<b>Water:</b> Public	<b>Electric:</b> 200+ Amp Service
<b>Other Equipment:</b> None	<b>Security Features:</b> Smoke Detector(s), Carbon Monoxide Detector(s)

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## Financial

<b>Possession:</b> At Closing	<b>Special Listing Conditions:</b> Other
<b>Tax Annual Amount:</b> \$4,167	

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## School Information

<b>High School:</b> Saratoga Springs	<b>High School District:</b> Saratoga Springs
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