



\$1,145,065

26 CANNON ROYAL DRIVE, SARATOGA SPRINGS, NY 12866

<https://fallatigroup.com>

- 3 beds
- Single Family Residence
- Residential
- Active

Build your custom, luxury home at Grande Highlands with award-winning builder- Trojanski Custom Builders! Tucked away in a natural setting with spacious homesites while located minutes to DT Saratoga, track, shopping and restaurants, find your serenity without sacrificing convenience. Saratoga mailing address with low Wilton taxes. Luxury included features offer high-end construction with architectural drawings, premium granite or quartz, 42" Schrock cabinetry, 9ft. basements, custom ceramic tiling & more! Custom plan includes stone, 10ft. first floor, custom smart siding and many luxury features included. Listing agent related to builder and pictures are a depiction of builders work.

Basics



Date added: Added 11 months ago

List Office Name: Sterling Real Estate Group

List Agent Office Phone: 518-616-8428

Living Area sqft: 2914

Category: Residential

New Construction: 1

Total Rooms: 16

Half baths: 1 half bath

MLS ID: 202418542

List Agent Email: sarah@trojanskibuilders.com

County: Saratoga

Lot Size Acres: 1.05 acres

Type: Single Family Residence

Status: Active

Bedrooms: 3 beds

Directions

Directions: Exit 15 then right on Louden Road, Left onto Edie Road. Development is about a mile. You can use GPS 148 Edie Road will bring you to the front of the development.

Building Details

Construction Materials: Vinyl Siding

Garage: 1

Garage Spaces: 3

Roof: Asphalt, Shingle

Architectural Style: Colonial, Custom

Patio & Porch: Front Porch

Attached Garage: 1

Basement: Full, Unfinished

Windows: Screens, Double Pane Windows, Egress Window, ENERGY STAR Qualified Windows, Insulated Windows

Doors: ENERGY STAR Qualified Doors, French Doors, Sliding Doors

Interior Features



Floor Covering: Carpet, Ceramic Tile, Hardwood	Heating: Forced Air, Natural Gas
Cooling: Central Air	Appliances: Dishwasher, Disposal, ENERGY STAR Qualified Appliances, Gas Water Heater, Humidifier, Microwave, Oven, Range, Range Hood, Refrigerator
Fireplace: 1	Fireplace Features: Gas, Living Room
Interior Features: Grinder Pump, Vaulted Ceiling(s), Walk-In Closet(s), Ceramic Tile Bath, Crown Molding	Laundry Features: Electric Dryer Hookup, Laundry Room, Upper Level
Bathrooms Full: 2	Bathrooms Total: 3

Exterior Features

Parking: Attached, Off Street, Paved	Exterior Features: Drive-Paved, Lighting
Lot Size Units: Acres	Lot Size Area: 1.05
Lot Features: Level, Road Frontage, Sprinklers In Front, Sprinklers In Rear, Landscaped	

Amenities & Features

Utilities: Underground Utilities	Sewer: Septic Tank
Water: Public	Electric: 200+ Amp Service
Security Features: Prewired, Smoke Detector(s), Carbon Monoxide Detector(s)	

Additional

Buyer Agency Compensation: 2.50	Sub Agency Compensation: 0.00
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 **Special Listing Conditions:** Required Reg Policy

School Information

High School: Saratoga Springs **High School District:** Saratoga Springs

