



\$539,900

## 26 REED'S HOLLOW, STILLWATER, NY 12866

<https://fallatigroup.com>

Upper Floor Unit • 1,929 sq.ft. • 3 Bedrooms • 2 Full Baths • Study • Covered Deck • Private Entry • 1 Car Garage Entry into the AZALEA end unit is via a private two-story foyer. Its large storage room and access to the attached one car garage. Upstairs you can comfortably entertain in the expansive living room and dining area while creating in the beautiful chefs-style kitchen. The private master suite includes a large walk-in closet and luxurious master bath. The third bedroom and a study add even more value and space to your home. Photos are renderings- Nestled in a peaceful setting close to the Saratoga Lake, residents enjoy easy access to Route 9 and I-87 commuter routes, world-renowned [...]

- 3 beds
- Condominium
- Residential
- Active

---

### Basics



**Date added:** Added 10 months ago  
**List Office Name:** Amedore Homes  
**List Agent Office Phone:** 518-588-2414  
**County:** Saratoga  
**Subdivision Name:** Winding Brook Estates  
**Category:** Residential  
**New Construction:** 1  
**Total Rooms:** 12  
**Half baths:** 0 half baths  
**Zoning:** Single Residence

**MLS ID:** 202519590  
**List Agent Email:** dotpeyron@amedorehomes.com  
**Days On Market:** 4  
**Living Area sqft:** 1929  
**Lot Size Acres:** 0.01 acres  
**Type:** Condominium  
**Status:** Active  
**Bedrooms:** 3 beds  
**Year built:** 2025

---

## Directions

**Directions:** ROUTE 9P AT THE LAKE TO ROUTE 423 TO FIRST RIGHT ON WALDEN CIRCLE TO FIRST RIGHT ON REEDS HOLLOW

---

## Building Details

**Construction Materials:** Stone, Vinyl Siding

**Garage:** 1

**Garage Spaces:** 1

**Roof:** Asphalt

**Architectural Style:** Condominium Unit

**Patio & Porch:** Rear Porch, Composite Deck, Covered, Deck

**Attached Garage:** 1

**Basement:** Slab

**Windows:** Low Emissivity Windows, Screens, Double Pane Windows, ENERGY STAR Qualified Windows, Insulated Windows

**Doors:** Atrium Door, ENERGY STAR Qualified Doors, Sliding Doors

---

## Interior Features



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

**Heating:** Electric, Heat Pump

**Cooling:** AC Pump, Central Air

**Appliances:** Dishwasher, Disposal, Electric Water Heater, ENERGY STAR Qualified Appliances, Microwave, Range, Range Hood

**Fireplace:** 1

**Fireplace Features:** Electric, Family Room

**Interior Features:** High Speed Internet, Walk-In Closet(s), Built-in Features, Ceramic Tile Bath, Eat-in Kitchen, Kitchen Island

**Above Grade Finished Area Source:** Builder

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

**Bathrooms Full:** 2

**Bathrooms Total:** 2

---

## Exterior Features

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

**Exterior Features:** Lighting

**Lot Size Units:** Acres

**Lot Size Area:** 0.01

**Lot Features:** Sprinklers In Front, Sprinklers In Rear, Cleared, Landscaped

---

## Amenities & Features

**Utilities:** Cable Available, Underground Utilities

**Sewer:** Public Sewer

**Water:** Public

**Electric:** 200+ Amp Service

**HOA Amenities:** None

---

## Fees

**HOA Fee:** \$302

**HOA Fee Frequency:** Monthly

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



---

## Financial

**Possession:** At Closing

**Special Listing Conditions:** Required Reg Policy

**Tax Annual Amount:** \$4,900

---

## School Information

**Elementary School:** Stillwater

**High School:** Stillwater

**High School District:** Stillwater

