



\$2,264,000

268 BROADWAY, UNIT 312, SARATOGA SPRINGS, NY 12866

<https://fallatigroup.com>

Experience an immediate sense of calm the moment you enter this distinguished condominium, perfectly positioned in the heart of Saratoga Springs overlooking Congress Park. Thoughtfully designed with upscale finishes throughout, this open concept luxury condo is updated with fresh paint, a new custom kitchen sink, newer refrigerator, newer furnace and newer hot water heater. The kitchen showcases an oversize island and Viking range. The unit features multiple tray ceilings, crown molding, gas fireplace in the great room and a striking curved glass custom wine room. The primary suite offers a spa-like retreat overlooking the terrace and the park and features a Miele espresso machine and coffee bar, walk in closet, an oversized marble shower with detailed ceiling and water closet. This 2-bedroom, [...]

- 2 beds
- 3 baths
- Condominium
- Residential
- Active



Basics

Date added: Added 4 days ago

List Office Name: Julie & Co Realty LLC

List Agent Office Phone: 518-701-5080

Living Area sqft: 2814

Category: Residential

Status: Active

Bedrooms: 2 beds

Half baths: 1 half bath

UnitNumber: Unit 312

MLS ID: 202613728

List Agent Email: julie@bonacio.com

County: Saratoga

Lot Size Acres: 0 acres

Type: Condominium

Total Rooms: 10

Bathrooms: 3 baths

Year built: 2015

Directions

Directions: South on Broadway past entrance to Congress Park

Building Details

Construction Materials: Brick

Garage: 1

Garage Spaces: 2

Roof: Rubber

Architectural Style: Condominium Unit

Patio & Porch: Covered, Patio

Attached Garage: 1

Basement: None

Windows: Window Treatments

Doors: Sliding Doors

Interior Features



Floor Covering: Carpet, Hardwood, Tile

Cooling: Central Air

Fireplace: 2

Interior Features: Paddle Fan, Tray Ceiling(s), Walk-In Closet(s), Built-in Features, Crown Molding, Kitchen Island

Laundry Features: Laundry Room, Main Level

Heating: Forced Air, Natural Gas

Appliances: Dishwasher, Disposal, Dryer, Microwave, Oven, Range, Refrigerator, Washer

Fireplace Features: Other, Living Room

Above Grade Finished Area Source: Public Records

Bathrooms Full: 2

Exterior Features

Parking: Attached, Garage Door Opener, Heated Garage, Off Street, Under Residence

Lot Features: Private, Views, Wooded

Exterior Features: Lighting

View: Other

Amenities & Features

Utilities: Cable Available

Sewer: Public Sewer

Water: Public

HOA Amenities: None

Other Equipment: Intercom

Security Features: Secured Garage/Parking, Smoke Detector(s), Fire Sprinkler System, Security System, Carbon Monoxide Detector(s)

Fees

HOA Fee: \$737

HOA Fee Frequency: Monthly

HOA Fee Includes: Insurance, Maintenance Grounds, Maintenance Structure, Snow Removal, Trash, Water

Financial



Possession: At Closing

Tax Annual Amount: \$11,244.13

Tax Lot: 2

Special Listing Conditions: Standard

Tax Block: 1

Tax Tract: 165.07

School Information

High School: Saratoga Springs

High School District: Saratoga Springs

