



## 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, [...]

\$2,100,000

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



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## Basics

**Date added:** Added 3 months ago

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

**List Agent Office Phone:** 518-701-5080

**County:** Saratoga

**Lot Size Acres:** 0 acres

**Type:** Condominium

**Total Rooms:** 10

**Bathrooms:** 3 baths

**Year built:** 2015

**MLS ID:** 202613728

**List Agent Email:** julie@bonacio.com

**Days On Market:** 39

**Living Area sqft:** 2814

**Category:** Residential

**Status:** Active

**Bedrooms:** 2 beds

**Half baths:** 1 half bath

**UnitNumber:** Unit 312

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## Directions

**Directions:** South on Broadway past entrance to Congress Park

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## 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

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## 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

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## Exterior Features

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

**Lot Features:** Private, Views, Wooded

**Exterior Features:** Lighting

**View:** Other

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## 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)

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## Fees

**HOA Fee:** \$737

**HOA Fee Frequency:** Monthly

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

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## Financial



**Possession:** At Closing

**Tax Annual Amount:** \$11,244.13

**Tax Lot:** 2

**Special Listing Conditions:** Standard

**Tax Block:** 1

**Tax Tract:** 165.07

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## School Information

**High School:** Saratoga Springs

**High School District:** Saratoga Springs

