



\$785,000

3 GIBSON COURT, SARATOGA SPRINGS, NY 12866

<https://fallatigroup.com>

Located in Excelsior Park, one of Saratoga Springs most desirable maintenance-free communities, this unit was thoughtfully designed by renowned Saratoga luxury builder, John Witt. Enjoy effortless living just minutes from downtown Saratoga Springs, the Saratoga Race Course, walking trails, Fresh Market Plaza, and Exit 15. This well-appointed END UNIT offers a smart, functional layout featuring two spacious en-suite bedrooms, second-floor laundry, a two-car garage with new epoxy flooring, and a screened-in porch ideal for relaxing or entertaining. The oversized kitchen island anchors the open living space, creating a natural gathering place for family and friends. Low-maintenance, high-style living in the heart of Saratoga. This is lifestyle convenience at its best!

- 2 beds
- 3 baths
- Condominium, Townhouse
- Residential
- Pending

Basics



Date added: Added 2 months ago
List Office Name: KW Platform
List Agent Office Phone: 315-378-7710
County: Saratoga
Subdivision Name: Excelsior Park
Category: Residential
Status: Pending
Bedrooms: 2 beds
Half baths: 1 half bath

MLS ID: 202611169
List Agent Email: meganoconnor@kw.com
Days On Market: 7
Living Area sqft: 2016
Lot Size Acres: 0.06 acres
Type: Condominium, Townhouse
Total Rooms: 11
Bathrooms: 3 baths
Year built: 2021

Directions

Directions: Excelsior Park, Right on Whistler, Right on Gibson. Last unit on the right.

Building Details

Construction Materials: Stone, Vinyl Siding

Garage: 1

Garage Spaces: 2

Roof: Asphalt

Doors: Atrium Door

Patio & Porch: Screened, Side Porch, Covered

Attached Garage: 1

Basement: None

Windows: Screens, Window Treatments, Blinds, Curtain Rods

Fencing: None

Interior Features



Floor Covering: Carpet, Ceramic Tile, Vinyl

Cooling: Central Air

Fireplace: 1

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

Laundry Features: Laundry Room, Upper Level

Heating: Forced Air, Natural Gas

Appliances: Ice Maker, Convection Oven, Cooktop, Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Wine Cooler

Fireplace Features: Gas

Above Grade Finished Area Source: CRS

Bathrooms Full: 2

Exterior Features

Parking: Attached, Driveway, Garage Door Opener, Paved

Lot Size Units: Acres

Lot Features: Private, Views, Wooded, Landscaped

Exterior Features: Drive-Paved

Lot Size Area: 0.06

Amenities & Features

Utilities: Cable Available

Water: Public

HOA Amenities: None

Sewer: Public Sewer

Electric: Circuit Breakers

Security Features: Security System

Fees

HOA Fee: \$300

HOA Fee Includes: Maintenance Grounds, Snow Removal

HOA Fee Frequency: Monthly

Financial



Possession: At Closing

Tax Annual Amount: \$9,930.67

Tax Lot: 117.000

Special Listing Conditions: Standard

Tax Block: 1

Tax Tract: 166.24

School Information

High School: Saratoga Springs

High School District: Saratoga Springs

