



FRONT ELEVATION

OPTION 1: ALL VERTICAL SIDING WITH METAL ROOF

SCALE: 1/8"=1'-0"

3 NORTHBROOK DRIVE, SARATOGA SPRINGS, NY 12866

<https://fallatigroup.com>

Welcome to the breathtaking, Grande Highlands Estates! Build your custom, dream home in Saratoga Springs with award-winning, luxury builder-Trojanski Custom Builders! Situated in a natural setting with spacious homesites while conveniently located minutes to downtown Saratoga, track, shopping & restaurants. Award-winning Saratoga schools & Saratoga Springs mailing w/ low Wilton taxes. This floor plan features a open floor plan ,great room w/ first floor ensuite. Generous, included features offer 9 ft. or 10 ft. ceilings per plan, custom ceramic tiling, high-end granite & HW flooring; tall, Schrock cabinetry, Anderson windows, 9 ft. basement Cultured stone on elevation, 2-car side load garage, included in price. Agent related to seller

\$1,261,205

- 3 beds
- Single Family Residence
- Residential
- Pending

Basics



Date added: Added 9 months ago

List Office Name: Sterling Real Estate Group

List Agent Office Phone: 518-616-8428

County: Saratoga

Subdivision Name: Grande Highlands

Category: Residential

New Construction: 1

Total Rooms: 15

Half baths: 1 half bath

MLS ID: 202430477

List Agent Email: sarah@trojanskibuilders.com

Days On Market: 66

Living Area sqft: 3276

Lot Size Acres: 1.17 acres

Type: Single Family Residence

Status: Pending

Bedrooms: 3 beds

Directions

Directions: Exit 15 , take a right onto Loudon Road. Take a left on Edie Road. Development is about a mile down the road on the left. You can GPS 148 Edie Road to bring you to the front of the development.

Building Details

Construction Materials: Stone, Vinyl Siding

Garage: 1

Garage Spaces: 2

Roof: Asphalt, Shingle

Architectural Style: Custom, Ranch

Patio & Porch: Screened, Side Porch, Covered, Front Porch

Attached Garage: 1

Basement: Full, Partial

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, Tile

Cooling: Central Air

Fireplace: 1

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

Laundry Features: Electric Dryer Hookup, Laundry Room, Main Level, Washer Hookup

Bathrooms Total: 3

Heating: Forced Air, Natural Gas

Appliances: Dishwasher, Disposal, ENERGY STAR Qualified Appliances, Gas Water Heater, Humidifier, Microwave, Oven, Range, Range Hood, Refrigerator

Fireplace Features: Gas, Living Room

Above Grade Finished Area Source: Plans

Bathrooms Full: 2

Exterior Features

Parking: Attached, Driveway, Garage Door Opener, Off Street, Paved

Lot Size Units: Acres

Lot Features: Level, Road Frontage, Sprinklers In Front, Sprinklers In Rear, Landscaped

Exterior Features: Drive-Paved, Lighting

Lot Size Area: 1.17

Amenities & Features

Utilities: Underground Utilities

Water: Public

Security Features: Prewired, Smoke Detector(s), Carbon Monoxide Detector(s)

Sewer: Septic Tank

Electric: 200+ Amp Service

Financial

Possession: At Closing

Special Listing Conditions: Required Reg Policy, Standard



School Information

Elementary School: Dorothy Nolan **High School:** Saratoga Springs
High School District: Saratoga Springs

