



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
- Active

### Basics



**Date added:** Added 2 months ago

**MLS ID:** 202430477

**List Office Name:** Sterling Real Estate Group

**List Agent Email:** sarah@trojanskibuilders.com

**List Agent Office Phone:** 518-616-8428

**County:** Saratoga

**Living Area sqft:** 3276

**Subdivision Name:** Grande Highlands

**Lot Size Acres:** 1.17 acres

**Category:** Residential

**Type:** Single Family Residence

**New Construction:** 1

**Status:** Active

**Total Rooms:** 15

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

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## 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.

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## Building Details

**Construction Materials:** Stone, Vinyl Siding

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

**Garage:** 1

**Attached Garage:** 1

**Garage Spaces:** 2

**Basement:** Full, Partial

**Roof:** Asphalt, Shingle

**Windows:** Screens, Double Pane Windows, Egress Window, ENERGY STAR Qualified Windows, Insulated Windows

**Architectural Style:** Custom, Ranch

**Doors:** ENERGY STAR Qualified Doors, French Doors, Sliding Doors

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## Interior Features



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

**Heating:** Forced Air, Natural Gas

**Cooling:** Central Air

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

**Fireplace:** 1

**Fireplace Features:** Gas, Living Room

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

**Above Grade Finished Area Source:** Plans

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

**Bathrooms Full:** 2

**Bathrooms Total:** 3

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## Exterior Features

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

**Exterior Features:** Drive-Paved, Lighting

**Lot Size Units:** Acres

**Lot Size Area:** 1.17

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

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## Amenities & Features

**Utilities:** Underground Utilities

**Sewer:** Septic Tank

**Water:** Public

**Electric:** 200+ Amp Service

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

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## Financial

**Possession:** At Closing

**Special Listing Conditions:** Required Reg Policy, Standard



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## School Information

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

**High School District:** Saratoga Springs

