



**\$939,900**

### **3 SOUTH COLLINS TERRACE, SARATOGA SPRINGS, NY 12866**

<https://fallatigroup.com>

Location, Location! Situated with views of the Saratoga Golf and Polo Club Golf Course, this Townhome in Birch Run is ready for you to put your stamp on it. This home has much to offer from the spacious gourmet kitchen with granite countertops and stainless steel appliances, to the formal dining featuring sliders to the deck with retractable awning and the great room with decorative fireplace and vaulted ceilings. There is also a den/study located on the first floor. The second floor Primary suite has been recently updated. Finished lower level features living area with walkout, bedroom, kitchen, office, full bath and cedar closet. This townhome also features a Generac generator. Property being sold As Is. Some photos are virtually staged.

- 3 beds
- 4 baths
- Townhouse
- Residential
- Active

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## **Basics**



**Date added:** Added 2 months ago  
**List Office Name:** Julie & Co Realty LLC  
**List Agent Office Phone:** 518-701-5080  
**County:** Saratoga  
**Lot Size Acres:** 0.13 acres  
**Type:** Townhouse  
**Total Rooms:** 16  
**Bathrooms:** 4 baths  
**Year built:** 1988

**MLS ID:** 202612746  
**List Agent Email:** julie@bonacio.com  
**Days On Market:** 48  
**Living Area sqft:** 2384  
**Category:** Residential  
**Status:** Active  
**Bedrooms:** 3 beds  
**Half baths:** 1 half bath

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## Virtual Tour

**Virtual Tour:** <https://app.doaudiotours.com/branded?id=17329&lang=en-US>

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## Directions

**Directions:** Take Church Street West to right on Seward St. Make a left on Birch Run Drive. Take your next right onto Collins Terrace, Left on South Collins Terrace.

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## Building Details

**Construction Materials:** Wood Siding

**Garage:** 1

**Garage Spaces:** 2

**Roof:** Asphalt

**Doors:** Sliding Doors

**Patio & Porch:** Rear Porch, Awning(s), Deck, Patio

**Attached Garage:** 1

**Basement:** Finished, Heated, Walk-Out Access

**Windows:** Plantation Shutters, Skylight(s), Window Treatments, Bay Window(s), Blinds, Curtain Rods

**Fencing:** Front Yard, Gate

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## Interior Features



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

**Heating:** Forced Air, Natural Gas

**Cooling:** Central Air

**Appliances:** Disposal, Microwave, Range, Refrigerator, Washer/Dryer

**Fireplace Features:** Other

**Interior Features:** Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound, Built-in Features, Eat-in Kitchen

**Above Grade Finished Area Source:** Public Records

**Laundry Features:** Other, Main Level

**Bathrooms Full:** 3

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## Exterior Features

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

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

**Lot Size Units:** Acres

**Lot Size Area:** 0.13

**Lot Features:** Other, Cleared, Landscaped

**View:** Golf Course

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## Amenities & Features

**Sewer:** Public Sewer

**Water:** Public

**Electric:** Generator

**HOA Amenities:** None

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

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## Fees

**HOA Fee:** \$380

**HOA Fee Frequency:** Monthly

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

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## Financial



**Possession:** At Closing

**Tax Annual Amount:** \$8,343

**Tax Lot:** 8

**Special Listing Conditions:** Standard

**Tax Block:** 4

**Tax Tract:** 165.7

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## School Information

**High School:** Saratoga Springs

**High School District:** Saratoga Springs

