



## 30 LAKE AVENUE, UNIT 413, SARATOGA SPRINGS, NY 12866

<https://fallatigroup.com>

Perennial Condominium - a collection of 48 residences in the heart of Saratoga Springs. Timeless in design and modern in comfort, these homes range from efficient Studios and One Bedrooms to spacious Two-Bedrooms and Duplex Penthouses, all offering incredible value in Saratoga's most sought-after location. Condo amenities include two rooftop terraces with BBQ and firepit, a fitness center, a large resident lounge with billiards and wet bar and a furnished lobby with package room. On-site parking is available for purchase and convenient, off-site parking is also available. Unit 413 is a massive, 1,220 SF corner unit offering 2 large, split bedrooms, 2 baths and five over-sized windows facing south and west that bath the unit in sunlight. The quartz and stainless kitchen [...]

\$845,000

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

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### Basics



**Date added:** Added 5 months ago  
**List Office Name:** Corcoran Country Living  
**List Agent Office Phone:** 732-241-1723  
**County:** Saratoga  
**Lot Size Acres:** 0.4 acres  
**Type:** Condominium  
**Total Rooms:** 4  
**Bathrooms:** 2 baths  
**Year built:** 2014

**MLS ID:** 202610352  
**List Agent Email:** michael.stasi@corcorancl.com  
**Days On Market:** 112  
**Living Area sqft:** 1220  
**Category:** Residential  
**Status:** Active  
**Bedrooms:** 2 beds  
**Half baths:** 0 half baths  
**UnitNumber:** Unit 413

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## Virtual Tour

**Virtual Tour:** <https://app.doaudiotours.com/branded?id=17184&lang=en-US>

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## Directions

**Directions:** From Broadway, South on Lake Avenue one block to Pavilion Row. Building on corner.

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## Building Details

**Construction Materials:** Other, Brick, Drywall  
**Architectural Style:** Other

**Basement:** None

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## Interior Features

**Heating:** Forced Air, Natural Gas

**Cooling:** Central Air

**Appliances:** Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

**Above Grade Finished Area Source:** Plans

**Bathrooms Full:** 2



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## Exterior Features

**Exterior Features:** Other

**Lot Size Units:** Acres

**Lot Size Area:** 0.4

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## Amenities & Features

**Sewer:** Public Sewer

**Water:** Public

**Accessibility Features:** Other

**HOA Amenities:** Recreation  
Facilities

**Security Features:** Key Card Entry, Fire Sprinkler System,  
Carbon Monoxide Detector(s)

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## Fees

**HOA Fee:** \$794

**HOA Fee Frequency:**  
Monthly

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

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## Financial

**Special Listing Conditions:** Other

**Tax Annual Amount:** \$5,915

**Tax Block:** 1

**Tax Lot:** 21.000

**Tax Tract:** 165.60

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## School Information

**Elementary School:** Lake Avenue

**High School:** Saratoga Springs

**High School District:** Saratoga Springs

