



\$449,000

## 30 WHISTLER COURT, UNIT 134, SARATOGA SPRINGS, NY 12866

<https://fallatigroup.com>

Don't miss this top-floor, corner unit with tons of natural light. Hardwood floors, gas fireplace, tile backsplash, tile bath, granite countertops, stainless steel appliances, custom Hunter Douglas blinds throughout. Take the elevator to your indoor parking spot for one car, and a private storage unit. 1.9 miles to Broadway and the track. Direct access to the Spring Run Trail. Great location in a growing community, minutes to town and shopping. Don't miss the affordable opportunity close to everything Saratoga has to offer.

- 1 bed
- 1 bath
- Condominium
- Residential
- Active

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### Basics



**Date added:** Added 20 hours ago  
**List Office Name:** Mark Richardson LREB  
**List Agent Office Phone:** 518-466-9663  
**County:** Saratoga  
**Subdivision Name:** Excelsior Park  
**Lot Size Dimensions:** .04  
**Type:** Condominium  
**Total Rooms:** 6  
**Bathrooms:** 1 bath  
**Year built:** 2006

**MLS ID:** 202613722  
**List Agent Email:** mrichard@nycap.rr.com  
**Days On Market:** 3  
**Living Area sqft:** 954  
**Lot Size Acres:** 0.02 acres  
**Category:** Residential  
**Status:** Active  
**Bedrooms:** 1 bed  
**Half baths:** 0 half baths  
**UnitNumber:** UNIT 134

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## Directions

**Directions:** Excelsior Ave to the end, behind the Marriott Hotel. Bldg #1

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## Building Details

**Construction Materials:** Brick, Clapboard  
**Garage:** 1  
**Garage Spaces:** 1  
**Windows:** Blinds, Drapes

**Patio & Porch:** Porch  
**Attached Garage:** 1  
**Basement:** None  
**Architectural Style:** Condominium Unit

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## Interior Features

**Floor Covering:** Ceramic Tile  
**Cooling:** Central Air  
**Fireplace:** 1  
**Interior Features:** High Speed Internet, Walk-In Closet(s), Ceramic Tile Bath  
**Laundry Features:** Laundry Closet

**Heating:** Forced Air, Natural Gas  
**Appliances:** Dishwasher, Disposal, Microwave, Oven, Range, Refrigerator, Washer/Dryer  
**Fireplace Features:** Gas  
**Above Grade Finished Area Source:** Public Records  
**Bathrooms Full:** 1



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## Exterior Features

**Parking:** Attached, Heated Garage, Off Street, Under Residence

**Exterior Features:** None

**Lot Size Units:** Acres

**Lot Size Area:** 0.02

**Lot Features:** Sprinklers In Front, Sprinklers In Rear

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## Amenities & Features

**Utilities:** Cable Available

**Sewer:** Public Sewer

**Water:** Public

**Accessibility Features:** Accessible Garage

**HOA Amenities:** None

**Other Equipment:** Intercom

**Security Features:** Smoke Detector(s), Fire Sprinkler System

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## Fees

**HOA Fee:** \$546

**HOA Fee Frequency:** Monthly

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

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## Financial

**Special Listing Conditions:** Standard

**Tax Annual Amount:** \$3,230

**Tax Block:** 1

**Tax Lot:** 24.000

**Tax Tract:** 166.25

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## School Information



