



**\$625,000**

## **32 FRIAR TUCK WAY, SARATOGA SPRINGS, NY 12866**

<https://fallatigroup.com>

Move-in ready 4-bedroom, 2.5-bath home offering 1,920 sq ft above grade on the first and second floors, plus additional finished recreational space in the basement ideal for a playroom, home office, gym, or media room. The entire interior has been completely repainted and thoughtfully updated with new hardwood and ceramic tile flooring, granite countertops, remodeled bathrooms, and a brand-new HVAC system with central air. The spacious primary suite features a walk-in closet, soaking tub, and tile shower with custom glass door. Set on over 1/3 acre, the fully fenced yard provides privacy, security for pets, and a safe space for play or entertaining. Located just minutes to downtown Saratoga Springs, Broadway dining, SPAC concerts, and summer racing at Saratoga Race Course. Prime [...]

- 4 beds
- 3 baths
- Single Family Residence
- Residential
- Active

## **Basics**



**Date added:** Added 16 hours ago

**List Office Name:** Field Realty

**List Agent Office Phone:** 518-669-1804

**Living Area sqft:** 1920

**Category:** Residential

**Status:** Active

**Bedrooms:** 4 beds

**Half baths:** 1 half bath

**MLS ID:** 202612115

**List Agent Email:** mike@fieldrealty.com

**County:** Saratoga

**Lot Size Acres:** 0.35 acres

**Type:** Single Family Residence

**Total Rooms:** 12

**Bathrooms:** 3 baths

**Year built:** 1987

## Directions

**Directions:** West on Grand Ave then a right on Friar Tuck way

## Building Details

**Construction Materials:** Vinyl Siding

**Garage:** 1

**Garage Spaces:** 2

**Roof:** Asphalt

**Fencing:** Vinyl, Wood, Back Yard, Perimeter

**Patio & Porch:** Deck, Front Porch

**Attached Garage:** 1

**Basement:** Finished, Full, Heated

**Architectural Style:** Colonial

## Interior Features

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

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** Eat-in Kitchen

**Laundry Features:** In Basement, Laundry Room

**Heating:** Forced Air, Natural Gas

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

**Fireplace Features:** Family Room

**Above Grade Finished Area Source:** CRS

**Bathrooms Full:** 2



## Exterior Features

**Parking:** Attached, Driveway  
**Lot Size Units:** Acres  
**Lot Features:** Level, Cleared

**Exterior Features:** Drive-Paved  
**Lot Size Area:** 0.35

## Amenities & Features

**Sewer:** Public Sewer  
**Security Features:** Other

**Water:** Public

## Financial

**Possession:** At Closing  
**Tax Annual Amount:** \$8,048.37  
**Tax Lot:** 16.000

**Special Listing Conditions:** Standard  
**Tax Block:** 1  
**Tax Tract:** 164.20

## School Information

**High School:** Saratoga Springs

**High School District:** Saratoga Springs

