



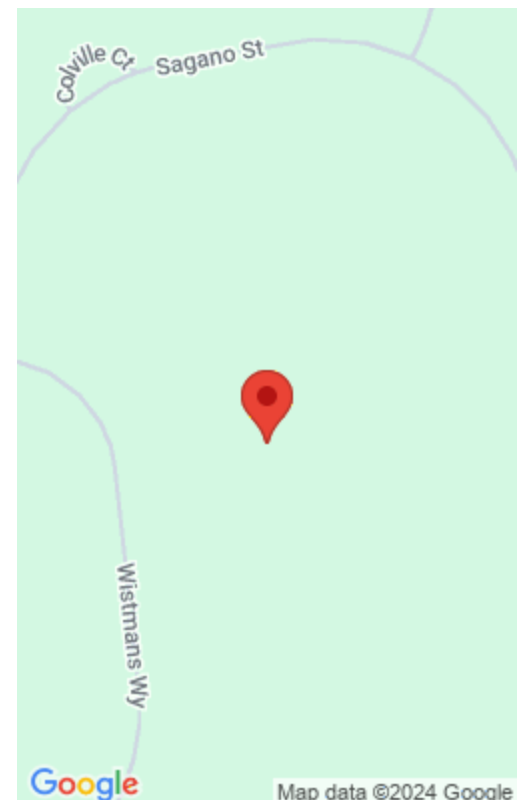
\$999,000

## 34 CANNON ROYAL DRIVE, WILTON, NY 12866

<https://fallatigroup.com>

Build your custom, luxury home at Grande Highlands with award-winning builder-Trojanski Custom Builders! Tucked away in a natural setting w/ spacious homesites while located minutes to DT Saratoga, track, shopping & restaurants. Enjoy the wooded walking trail within the neighborhood that runs parallel to Bog Meadow Brook. Top-rated Saratoga schools, Saratoga Springs mailing, & low Wilton taxes. Luxury included features offer high-end construction w/ custom architectural drawings, premium granite or quartz, 42" Schrock cabinetry, 9 ft. basements, custom ceramic tiling, generous lighting & landscaping packages, and more! Photos depict builder's work. Custom plan includes cultured stone on exterior, 3 season room, free-standing tub, 3 car side-load garage, etc. LA2 related to builder.

- 4 beds
- Single Family Residence
- Residential
- Active



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## Basics

**Date added:** Added 11 months ago  
**List Office Name:** Sterling Real Estate Group  
**County:** Saratoga  
**Subdivision Name:** Grande Highlands  
**Category:** Residential  
**Status:** Active  
**Bedrooms:** 4 beds

**MLS ID:** 202411555  
**List Agent Email:** kpelletier518@gmail.com  
**Living Area sqft:** 2732  
**Lot Size Acres:** 0.92 acres  
**Type:** Single Family Residence  
**Total Rooms:** 14  
**Half baths:** 1 half bath

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## Directions

**Directions:** Take Exit 15. Turn right onto Louden. Left onto Edie Rd. Cannon Royal will be on the left about a half mile down.

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## Building Details

**Construction Materials:** Vinyl Siding

**Garage:** 1

**Garage Spaces:** 3

**Roof:** Asphalt, Shingle

**Architectural Style:** Colonial, Custom

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

**Attached Garage:** 1

**Basement:** Full, Unfinished

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

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

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## Interior Features



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

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** Grinder Pump, Walk-In Closet(s), Ceramic Tile Bath, Eat-in Kitchen, Kitchen Island

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

**Bathrooms Total:** 3

**Heating:** Forced Air, Natural Gas

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

**Fireplace Features:** Gas, Living Room

**Above Grade Finished Area Source:** Plans

**Bathrooms Full:** 2

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## Exterior Features

**Parking:** Attached, Circular Driveway, Driveway, Off Street, Paved

**Lot Size Units:** Acres

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

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

**Lot Size Area:** 0.92

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## Amenities & Features

**Utilities:** Underground Utilities

**Water:** Public

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

**Sewer:** Septic Tank

**Electric:** 200+ Amp Service

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## Additional



**Buyer Agency Compensation:** 2.50

**Sub Agency  
Compensation:** 0.00

**Compensation Disclaimer:** The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

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## Financial

**Possession:** At Closing

**Special Listing Conditions:** Required Reg Policy

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## School Information

**Elementary School:** Dorothy Nolan

**High School:** Saratoga Springs

**High School District:** Saratoga Springs

