



\$1,999,000

## 34 OAK RIDGE BOULEVARD, SARATOGA SPRINGS, NY 12866

<https://fallatigroup.com>

- 3 beds
- Single Family Residence
- Residential
- Pending

Caruso Builders proudly presents our newest custom home on the East Side of Oak Ridge in Saratoga Springs—where elevated living meets timeless design. This luxury home offers 3 stunning levels of thoughtfully crafted space, including over 700 sq.ft. of covered outdoor living spread across the front and rear porches, plus a third-story lookout lounge with wet bar and panoramic views of the community's fountain and gazebo. The 1st floor features a flexible office (or bedroom), full bath, spacious mudroom, and open-concept layout connecting the family room, dining area, and gourmet kitchen—complete with a discreet prep kitchen for entertaining. Upstairs offers a serene primary suite, 2 bedrooms, full bath, and laundry. High-end finishes included—with time to customize. Construction started!

---

### Basics



**Date added:** Added 1 year ago  
**List Office Name:** KW Platform  
**List Agent Office Phone:** 518-693-1742  
**County:** Saratoga  
**Subdivision Name:** Oak Ridge  
**Category:** Residential  
**New Construction:** 1  
**Total Rooms:** 15  
**Half baths:** 1 half bath

**MLS ID:** 202514762  
**List Agent Email:** NatalieCaruso@kw.com  
**Days On Market:** 43  
**Living Area sqft:** 3360  
**Lot Size Acres:** 0.22 acres  
**Type:** Single Family Residence  
**Status:** Pending  
**Bedrooms:** 3 beds

---

## Directions

**Directions:** Take exit 14 from I-87 N and I-87 S. Keep left at the fork then left on Union Ave. Continue onto Meadowbrook Rd, right on Oak Ridge Blvd and take first left.

---

## Building Details

**Construction Materials:** Stone, Wood Siding  
**Garage:** 1  
**Garage Spaces:** 2  
**Roof:** Asphalt, Metal

**Patio & Porch:** Covered, Deck, Front Porch  
**Attached Garage:** 1  
**Basement:** Full, Unfinished  
**Architectural Style:** Custom

---

## Interior Features



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

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** Walk-In Closet(s), Wet Bar, Built-in Features, Cathedral Ceiling(s), Ceramic Tile Bath, Eat-in Kitchen, Kitchen Island

**Laundry Features:** Laundry Room, Upper Level

**Bathrooms Total:** 4

**Heating:** Forced Air, Natural Gas

**Appliances:** Disposal, Humidifier, Microwave, Oven, Range, Refrigerator, Wine Cooler

**Fireplace Features:** Living Room

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

**Bathrooms Full:** 3

---

## Exterior Features

**Parking:** Attached, Off Street

**Lot Size Units:** Acres

**Lot Features:** Level, Sprinklers In Front, Sprinklers In Rear, Cleared, Landscaped

**Exterior Features:** Gas Grill

**Lot Size Area:** 0.22

---

## Amenities & Features

**Sewer:** Public Sewer

**HOA Amenities:** None

**Water:** Public

---

## Fees

**HOA Fee:** \$150

**HOA Fee Includes:** Other

**HOA Fee Frequency:** Monthly

---

## Financial

**Possession:** At Closing

**Special Listing Conditions:** Required Reg Policy, Standard



---

# School Information

**High School:** Saratoga Springs

**High School District:** Saratoga Springs

