



\$399,000

## 34 VANDERBILT AVENUE, SARATOGA SPRINGS, NY 12866

<https://fallatigroup.com>

- 2 beds
- Single Family Residence
- Residential
- Active

Saratoga Springs Treasure! Discover this charming 2-bed, 1-bath home, where modern updates meet classic appeal. The kitchen dazzles with beautiful granite countertops, luxury vinyl flooring, and new appliances, some never even used. The refreshed bath adds a touch of elegance, while the freshly painted interior in crisp, inviting tones enhances the home's warmth and style. Outside, enjoy a private, fenced-in oasis with a versatile shed, perfect for storage or a creative space. All this, for under \$400,000—a truly rare find in this sought-after town. Embrace Saratoga living in style and comfort, right here!

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### Basics



**Date added:** Added 1 month ago  
**List Office Name:** Julie & Co Realty, LLC  
**List Agent Office Phone:** 518-424-9090  
**Living Area sqft:** 1366  
**Category:** Residential  
**Status:** Active  
**Bedrooms:** 2 beds  
**Year built:** 1974

**MLS ID:** 202423183  
**List Agent Email:** Sheila@juliecorealty.com  
**County:** Saratoga  
**Lot Size Acres:** 0.16 acres  
**Type:** Single Family Residence  
**Total Rooms:** 8  
**Half baths:** 0 half baths

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## Directions

**Directions:** Broadway to Nelson, right onto Vanderbilt, house on Right

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## Building Details

**Construction Materials:** Brick, Vinyl Siding  
**Garage:** 1  
**Garage Spaces:** 1  
**Roof:** Asphalt  
**Architectural Style:** Split Level  
**Fencing:** Fenced  
**Basement:** Finished, Walk-Out Access  
**Windows:** Screens, Bay Window(s), Curtain Rods, Double Pane Windows  
**Doors:** Sliding Doors

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## Interior Features

**Floor Covering:** Vinyl  
**Cooling:** Central Air  
**Heating:** Forced Air  
**Appliances:** Dishwasher, Electric Water Heater, Microwave, Range, Refrigerator, Washer/Dryer  
**Interior Features:** Grinder Pump, High Speed Internet, Ceramic Tile Bath, Kitchen Island  
**Laundry Features:** In Basement, In Bathroom  
**Bathrooms Full:** 1  
**Bathrooms Total:** 1



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## Exterior Features

**Parking:** Driveway, Off Street, Paved, Workshop in Garage

**Lot Size Units:** Acres

**Lot Features:** Level, Cleared

**Exterior Features:** Drive-Paved

**Lot Size Area:** 0.16

**View:** None

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## Amenities & Features

**Utilities:** Cable Available

**Water:** Public

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

**Sewer:** Public Sewer

**Electric:** 100 Amp Service

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## Additional

**Compensation Disclaimer:** .

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## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$5,137

**Tax Lot:** 64

**Special Listing Conditions:** Standard

**Tax Block:** 1

**Tax Tract:** 178.28

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## School Information

**High School:** Saratoga Springs

**High School District:** Saratoga Springs

