



\$715,000

340 GRAND AVENUE, SARATOGA SPRINGS, NY 12866

<https://fallatigroup.com>

- 4 beds
- Single Family Residence
- Residential
- Active

4 year young Saratoga home straight out of Pottery Barn. Only 1 mile to Broadway and 2 miles to the historic race track. Close to schools and shopping. This pristine move in ready home has a well thought out floor plan. First floor has tucked away office, a formal dining room plus large island in the gourmet kitchen. Gorgeous primary suite w/ enormous walk-in closet & fabulous bath with standalone soaking tub and tiled shower. 2nd floor laundry. Finished basement gives ultimate privacy to your nanny or guests with its own family room, kitchenette & full bath. 3 heating zones. Large patio with fire pit. New gutters and landscaping. Can be sold fully furnished. Quick close possible.

Basics



Date added: Added 2 weeks ago

List Office Name: Howard Hanna

List Agent Office Phone:
518-321-3558

Living Area sqft: 2151

Lot Size Dimensions: 81x84

Type: Single Family Residence

Total Rooms: 15

Half baths: 1 half bath

Zoning: Single Residence

MLS ID: 202424684

List Agent Email:
maureeniglewski@howardhanna.com

County: Saratoga

Lot Size Acres: 0.15 acres

Category: Residential

Status: Active

Bedrooms: 4 beds

Year built: 2020

Directions

Directions: West Ave to Grand Ave. Heading west home is on the left.

Building Details

Construction Materials: Vinyl Siding

Garage: 1

Garage Spaces: 2

Roof: Asphalt

Architectural Style: Custom

Patio & Porch: Front Porch, Patio

Attached Garage: 1

Basement: Bath/Stubbed, Finished, Full, Heated, Interior Entry

Property Condition: Updated/Remodeled

Doors: ENERGY STAR Qualified Doors, French Doors

Interior Features



Floor Covering: Hardwood, Laminate, Marble, Vinyl

Heating: Forced Air, Natural Gas

Cooling: Central Air

Appliances: Dishwasher, Dryer, Gas Oven, Microwave, Range Hood, Refrigerator, Washer

Fireplace: 1

Fireplace Features: Gas, Living Room

Interior Features: High Speed Internet, Walk-In Closet(s), Ceramic Tile Bath, Eat-in Kitchen

Above Grade Finished Area Source: CRS

Laundry Features: Laundry Room, Upper Level

Bathrooms Full: 3

Bathrooms Total: 4

Exterior Features

Parking: Attached, Driveway, Garage Door Opener, Paved

Exterior Features: Drive-Paved, Lighting

Lot Size Units: Acres

Lot Size Area: 0.15

Lot Features: Level, Cleared, Landscaped

Amenities & Features

Sewer: Public Sewer

Water: Public

Electric: 200+ Amp Service

Financial

Possession: At Closing

Special Listing Conditions: Standard

Tax Annual Amount: \$7,385

Tax Block: 3

Tax Lot: 1.002

Tax Tract: 165.18

School Information



Elementary School: Division Street **High School:** Saratoga Springs

High School District: Saratoga Springs

