



**\$575,000**

## **36 LOCUST GROVE ROAD, SARATOGA SPRINGS, NY 12866**

<https://fallatigroup.com>

This brand-new construction ranch offers effortless one-level living with 3 bedrooms and 2 full bathrooms, thoughtfully designed for modern comfort and scheduled for completion in approximately 45 days. The open-concept layout creates a seamless flow between the kitchen, living, and dining areas, ideal for both everyday living and entertaining. The primary suite features a spacious walk-in closet and private bath, providing a relaxing retreat. Set in beautiful Greenfield, NY, this home offers the perfect balance of peaceful surroundings just 15 minutes from downtown Saratoga's shops, dining, and track.

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

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### **Basics**



**Date added:** Added 3 months ago  
**List Office Name:** Cornwell R E LLC  
**List Agent Office Phone:** 518-334-3444  
**County:** Saratoga  
**Lot Size Acres:** 0.46 acres  
**Type:** Single Family Residence  
**Status:** Active  
**Bedrooms:** 3 beds  
**Half baths:** 0 half baths

**MLS ID:** 202611426  
**List Agent Email:** tcornwell@cornwellsells.com  
**Days On Market:** 28  
**Living Area sqft:** 1629  
**Category:** Residential  
**New Construction:** 1  
**Total Rooms:** 5  
**Bathrooms:** 2 baths  
**Year built:** 2026

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## Virtual Tour

**Virtual Tour:** <https://app.doaudiotours.com/branded?id=16595&lang=en-US>

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## Directions

**Directions:** Heading North on RT 9 - turn left on W Fenlon St. Turn right onto West Ave. Turn left onto Church St, then right onto Locust Grove Rd. Home will be on left hand side.

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## Building Details

**Construction Materials:** Vinyl Siding  
**Basement:** Slab

**Garage Spaces:** 2  
**Architectural Style:** Ranch

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## Interior Features



**Floor Covering:** Vinyl

**Cooling:** Central Air

**Interior Features:** Grinder Pump, Crown Molding, Kitchen Island

**Bathrooms Full:** 2

**Heating:** Radiant, Radiant Floor

**Appliances:** Disposal, Range Hood, Refrigerator

**Above Grade Finished Area Source:** Assessor

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## Exterior Features

**Parking:** Driveway

**Lot Size Units:** Acres

**Lot Features:** Sprinklers In Front, Sprinklers In Rear

**Exterior Features:** Drive-Paved

**Lot Size Area:** 0.46

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## Amenities & Features

**Sewer:** Septic Tank

**Water:** Public

**Electric:** 200+ Amp Service

**Accessibility Features:** Accessible Full Bath, Accessible Garage

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## Financial

**Special Listing Conditions:** No Disclosures

**Tax Annual Amount:** \$8,000

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## School Information

**High School:** Saratoga Springs

**High School District:** Saratoga Springs

