



**\$699,999**

## **37 CLARK STREET, #6, SARATOGA SPRINGS, NY 12866**

<https://fallatigroup.com>

Beautiful condo in an unbeatable location! Welcome home to 37 Clark St, #6, a 2BR, 2.5BA second floor condo brimming with warmth and natural light. This unit features gleaming hardwood floors, soaring 10 foot ceilings, new carpet, stainless steel appliances, gas stove and full attic offering ample storage, plus a storage closet on the first floor. One indoor garage parking space is included, plus additional parking in a private lot available on a first-come, first-serve basis. This prime location offers easy access to everything Saratoga has to offer: it's a short stroll to the track, Congress Park and Broadway alike. Centrally located in the heart of downtown! Low taxes and HOA fee. Book your appointment today!

- 2 beds
- 3 baths
- Condominium
- Residential
- Active

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### **Basics**



**Date added:** Added 4 months ago  
**List Office Name:** Equitas Realty  
**List Agent Office Phone:** 518-744-5464  
**County:** Saratoga  
**Lot Size Acres:** 0.01 acres  
**Type:** Condominium  
**Total Rooms:** 8  
**Bathrooms:** 3 baths  
**Year built:** 1988

**MLS ID:** 202611074  
**List Agent Email:** gwguarino@equitasny.com  
**Days On Market:** 35  
**Living Area sqft:** 1300  
**Category:** Residential  
**Status:** Active  
**Bedrooms:** 2 beds  
**Half baths:** 1 half bath  
**UnitNumber:** #6

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## Virtual Tour

**Virtual Tour:** <https://app.doaudiotours.com/branded?id=16437&lang=en-US>

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## Directions

**Directions:** Union Ave to Clark St, right into parking lot.

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## Building Details

**Construction Materials:** Brick, Stucco  
**Garage Spaces:** 1  
**Roof:** Asphalt, Shingle  
**Architectural Style:** Condominium Unit  
**Garage:** 1  
**Basement:** None  
**Windows:** Screens, Window Coverings

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## Interior Features



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

**Heating:** Baseboard, Electric

**Cooling:** Central Air

**Appliances:** Dishwasher, Range, Range Hood, Refrigerator, Washer/Dryer

**Fireplace Features:** Living Room

**Interior Features:** Walk-In Closet(s), Built-in Features, Eat-in Kitchen

**Above Grade Finished Area Source:** Appraiser

**Laundry Features:** In Bathroom, Upper Level

**Bathrooms Full:** 2

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## Exterior Features

**Parking:** Garage Door Opener, Under Residence

**Exterior Features:** Lighting

**Lot Size Units:** Acres

**Lot Size Area:** 0.01

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## Amenities & Features

**Sewer:** Public Sewer

**Water:** Public

**Electric:** Circuit Breakers

**HOA Amenities:** None

**Security Features:** Fire Sprinkler System

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## Fees

**HOA Fee:** \$335

**HOA Fee Frequency:** Monthly

**HOA Fee Includes:** Insurance, Maintenance Grounds, Maintenance Structure, Snow Removal, Trash

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## Financial



**Possession:** At Closing

**Special Listing Conditions:** Standard

**Tax Annual Amount:** \$3,291.91

**Tax Block:** 4

**Tax Lot:** 6.000

**Tax Tract:** 165.76

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## School Information

**Elementary School:** Lake Avenue

**High School:** Saratoga Springs

**High School District:** Saratoga Springs

