



**\$739,900**

## **4 BUFF ROAD, SARATOGA SPRINGS, NY 12866**

<https://fallatigroup.com>

- 4 beds
- Single Family Residence
- Residential
- Pending

**\*Open House Sunday 4/6 12-2\*** Welcome home! This Custom Colonial located in a desirable neighborhood is what you've been searching for in Saratoga Springs. On over a half acre of land yet less than 10 minutes to the track, Broadway or SPAC it has over 2500 sq feet to offer. There is a primary suite on the main floor complete with a sunroom so you can enjoy the wooded backyard. It has plenty of room to entertain with an open living area and beautiful French doors to separate the formal dining room. The main floor laundry room is convenient and the garage is spacious. Sliding glass doors open up to a patio off the kitchen for a nice indoor/ outdoor space. This [...]

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### **Basics**



**Date added:** Added 1 month ago

**List Office Name:** Renovo Real Estate

**List Agent Office Phone:** 518-860-8256

**County:** Saratoga

**Lot Size Acres:** 0.54 acres

**Type:** Single Family Residence

**Total Rooms:** 10

**Half baths:** 1 half bath

**MLS ID:** 202514542

**List Agent Email:** pangburnkaty@gmail.com

**Days On Market:** 4

**Living Area sqft:** 2520

**Category:** Residential

**Status:** Pending

**Bedrooms:** 4 beds

**Year built:** 1998

## Directions

**Directions:** Coming from 9N (Church St.) turn onto Buff Rd. house is on the left. Coming from 29 (Washington St)- turn onto Buff Rd. house on the right

## Building Details

**Construction Materials:** Vinyl Siding

**Garage:** 1

**Basement:** Full

**Architectural Style:** Colonial

**Patio & Porch:** Patio

**Garage Spaces:** 2

**Roof:** Asphalt

**Doors:** French Doors, Sliding Doors

## Interior Features

**Floor Covering:** Carpet, Hardwood

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** Walk-In Closet(s), Kitchen Island

**Laundry Features:** Laundry Room, Main Level

**Bathrooms Total:** 3

**Heating:** Forced Air, Natural Gas

**Appliances:** Dryer, Gas Oven, Microwave, Refrigerator, Washer

**Fireplace Features:** Gas, Living Room

**Above Grade Finished Area Source:** CRS

**Bathrooms Full:** 2



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## Exterior Features

**Parking:** Paved  
**Lot Size Units:** Acres  
**Lot Features:** Wooded, Landscaped

**Exterior Features:** Drive-Paved, Garden  
**Lot Size Area:** 0.54

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## Amenities & Features

**Utilities:** Cable Connected  
**Water:** Public

**Sewer:** Public Sewer  
**Electric:** 200+ Amp Service

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## Financial

**Possession:** At Closing  
**Tax Annual Amount:** \$7,583.14  
**Tax Lot:** 25.000

**Special Listing Conditions:** Standard  
**Tax Block:** 2  
**Tax Tract:** 165.09

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## School Information

**High School:** Saratoga Springs

**High School District:** Saratoga Springs

