



\$299,000

40 PHEASANT COURT, SARATOGA SPRINGS, NY 12866

<https://fallatigroup.com>

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

Easy living at this updated ranch in a maintenance-free community! Step inside to a move-in ready home with 2 bedrooms featuring built in cabinets and spacious closets. Large, eat-in kitchen features window looking into the living room – great for entertaining! The fully finished basement is perfect for family room, rec room or home gym. Full bath with laundry and office also in basement. Lovely back deck is ideal for relaxing in your secluded backyard. HOA takes care of snow, lawn maintenance and trash! New rear deck, hybrid water heater & tankless boiler installed 2024, new fridge 2024, updated light fixtures, faucets and hardware.

Basics



Date added: Added 4 weeks ago

List Office Name: eXp Realty

List Agent Office Phone: 518-229-2754

County: Saratoga

Subdivision Name: Saratoga Estates

Category: Residential

Status: Active

Bedrooms: 2 beds

Half baths: 0 half baths

Zoning: Single Residence

MLS ID: 202522795

List Agent Email: zachary.mccamy@exprealty.com

Days On Market: 4

Living Area sqft: 960

Lot Size Acres: 0.22 acres

Type: Single Family Residence

Total Rooms: 6

Bathrooms: 2 baths

Year built: 1975

Directions

Directions: From Rt.50, turn on to Gick Rd (turns into Jones Rd) Turn on Sparrow Ct, turn on Park Circle, Turn on Pheasant Ct

Building Details

Construction Materials: Drywall

Basement: Finished, Full, Heated, Interior Entry

Property Condition: Updated/Remodeled

Fencing: None

Patio & Porch: Deck, Front Porch

Roof: Asphalt

Architectural Style: Ranch

Interior Features



Floor Covering: Ceramic Tile, Laminate, Vinyl

Cooling: None

Interior Features: Built-in Features, Ceramic Tile Bath, Eat-in Kitchen

Laundry Features: Electric Dryer Hookup, In Basement, In Bathroom

Heating: Baseboard, Propane, Propane Tank Leased

Appliances: Dryer, Electric Oven, Refrigerator, Washer

Above Grade Finished Area Source: CRS

Bathrooms Full: 2

Exterior Features

Parking: Off Street, Other, Paved

Lot Size Units: Acres

Lot Features: Level, Cleared, Landscaped

Exterior Features: Lighting

Lot Size Area: 0.22

View: None

Amenities & Features

Utilities: Cable Available

Water: Public

HOA Amenities: None

Sewer: Public Sewer

Electric: 200+ Amp Service

Fees

HOA Fee: \$175

HOA Fee Includes: Maintenance Grounds, Snow Removal, Trash, Water

HOA Fee Frequency: Monthly

Financial



Possession: At Closing

Tax Annual Amount: \$2,452.44

Tax Lot: 20.000

Special Listing Conditions: Standard

Tax Block: 2

Tax Tract: 153.11

School Information

Elementary School: Dorothy Nolan

High School: Saratoga Springs

High School District: Saratoga Springs

