



\$289,900

44 CURT BOULEVARD, SARATOGA SPRINGS, NY 12866

<https://fallatigroup.com>

Fantastic opportunity to own a home in the Saratoga Springs School District. Close to SPAC/State Park, downtown Saratoga, & more! Endless potential- Whether you're an investor or an owner-occupant, this property offers the chance to truly make it your own! Private yard, over sized deck, and more! House is an estate.

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

Basics



Date added: Added 1 month ago

Contingency: Contingent - Continue to Show

MLS ID: 202611505

List Office Name: KW Platform

List Agent Email: brookeproctorrealtor@gmail.com **List Agent Office Phone:** 518-588-4679

Days On Market: 5

County: Saratoga

Living Area sqft: 1214

Lot Size Acres: 0.24 acres

Category: Residential

Type: Single Family Residence

Status: Pending

Total Rooms: 6

Bedrooms: 3 beds

Bathrooms: 2 baths

Half baths: 1 half bath

Year built: 1970

Zoning: Single Residence

Directions

Directions: Avenue of the Pines (cross rt 50 & turns into Geyser Rd), L- onto Hathorn Blvd, L- onto Curt Blvd, House on Left.

Building Details

Construction Materials: Aluminum Siding

Patio & Porch: Deck

Garage: 1

Garage Spaces: 4

Basement: None, Slab

Property Condition: Fixer

Architectural Style: Raised Ranch

Fencing: Back Yard

Interior Features

Floor Covering: Ceramic Tile, Hardwood

Heating: Forced Air, Natural Gas

Cooling: None

Appliances: Range, Refrigerator, Washer/Dryer

Above Grade Finished Area Source: CRS

Bathrooms Full: 1



Exterior Features

Parking: Driveway, Off Street, Paved

Lot Size Units: Acres

Exterior Features: Drive-Paved, Lighting

Lot Size Area: 0.24

Amenities & Features

Sewer: Public Sewer

Water: Public

Pool Features: Above Ground

Financial

Possession: Negotiable, At Closing **Special Listing Conditions:** Standard, Estate

Tax Annual Amount: \$3,491

Tax Block: 2

Tax Lot: 71.000

Tax Tract: 190.08

School Information

High School: Saratoga Springs

High School District: Saratoga Springs

