



\$445,000

45 GRAVES ROAD, STILLWATER, NY 12118

<https://fallatigroup.com>

Charming Updated Farmhouse on 25+ Acres with Exceptional Outbuildings Discover the perfect blend of modern comfort and rural charm at this beautifully updated farmhouse set on an impressive 25.27 acres. This 3-bedroom, 2-full-bath home offers both character and functionality, ideal for those seeking a peaceful country lifestyle with room to grow. The heart of the home features a stunning kitchen appointed with beautiful hickory cabinets, sleek granite countertops, a large island perfect for meal prep and gathering, and a gas stove for the home chef. Cozy up by the wood stove in the living room during cooler months, or enjoy the enclosed porch that extends your living space into every season. Entertain in style in the oversized great room measuring an impressive [...]

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

Basics



Date added: Added 2 months ago
List Office Name: Julie & Co Realty LLC
List Agent Office Phone: 518-222-6031
County: Saratoga
Lot Size Acres: 25.27 acres
Type: Single Family Residence
Total Rooms: 8
Bathrooms: 2 baths
Year built: 1860

MLS ID: 202611790
List Agent Email: erinsrealtor@gmail.com
Days On Market: 7
Living Area sqft: 1152
Category: Residential
Status: Pending
Bedrooms: 3 beds
Half baths: 0 half baths
Zoning: Single Residence

Directions

Directions: Take Lake Rd to Meehan Road to Graves Rd.

Building Details

Construction Materials: Brick, Vinyl Siding
Garage Spaces: 1
Roof: Asphalt, Slate
Doors: Storm Door(s)

Patio & Porch: Enclosed, Porch
Basement: Full
Architectural Style: Colonial
Fencing: None

Interior Features

Floor Covering: Carpet, Linoleum
Cooling: Window Unit(s)
Fireplace: 1
Interior Features: Kitchen Island
Laundry Features: In Bathroom, Main Level

Heating: Baseboard, Electric, Wood Stove
Appliances: Dishwasher, Dryer, Gas Oven, Microwave, Range, Refrigerator, Washer
Fireplace Features: Wood Burning Stove, Living Room
Above Grade Finished Area Source: Public Records
Bathrooms Full: 2



Exterior Features

Parking: Circular Driveway, Driveway, Stone

Lot Size Units: Acres

Lot Features: Meadow, Wooded, Cleared, Irregular Lot

Exterior Features: Barn

Lot Size Area: 25.27

Amenities & Features

Utilities: Cable Connected **Sewer:** Septic Tank

Electric: 200+ Amp Service **Security Features:** Smoke Detector(s), Carbon Monoxide Detector(s)

Financial

Possession: At Closing

Tax Annual Amount: \$3,310

Tax Lot: 14.1

Special Listing Conditions: Standard

Tax Block: 1

Tax Tract: 252.00

School Information

Elementary School: Stillwater

High School District: Stillwater

High School: Stillwater

