



\$1,495,000

## 46 UNION AVENUE, 301, SARATOGA SPRINGS, NY 12866

<https://fallatigroup.com>

Moments away from vibrant Downtown, Congress Park & the Racecourse, live the lock and leave lifestyle at Residence at Union! Offering a tailored design, this condo features open plan living with a gourmet kitchen including Jenn-Air SS appliances, granite countertops, and island. The living space offer plenty of room for dining and entertaining your guests. The living room features vaulted ceilings, built-ins, dry bar, gas fireplace and access to 1 of 2 terraces. The primary bedroom is spacious, featuring vaulted ceiling, access to your private terrace on Union, double walk-in closets and large primary bathroom with tiled shower and glass enclosure. The 2nd bedroom, located in the turret, showcases a circular tray ceiling. This condo is in a secure building with a [...]

- 2 beds
- 2 baths
- Condominium
- Residential
- Pending

### Basics



**Date added:** Added 3 months ago  
**List Office Name:** Julie & Co Realty LLC  
**List Agent Office Phone:** 518-701-5080  
**County:** Saratoga  
**Lot Size Acres:** 0.05 acres  
**Type:** Condominium  
**Total Rooms:** 9  
**Bathrooms:** 2 baths  
**Year built:** 2018

**MLS ID:** 202613342  
**List Agent Email:** julie@bonacio.com  
**Days On Market:** 7  
**Living Area sqft:** 2280  
**Category:** Residential  
**Status:** Pending  
**Bedrooms:** 2 beds  
**Half baths:** 0 half baths  
**UnitNumber:** 301

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## Directions

**Directions:** Broadway to Circular St. to Union Ave. Residences on Union located on right.

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## Building Details

**Construction Materials:** Clapboard, Stone  
**Garage:** 1  
**Basement:** Slab  
**Windows:** Blinds, Curtain Rods, Drapes

**Patio & Porch:** Side Porch, Front Porch  
**Garage Spaces:** 1  
**Roof:** Asphalt  
**Architectural Style:** Condominium Unit

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## Interior Features



**Floor Covering:** Ceramic Tile, Hardwood

**Heating:** Forced Air, Natural Gas

**Cooling:** Central Air

**Appliances:** Dishwasher, Disposal, Electric Water Heater, Microwave, Range, Range Hood, Refrigerator, Washer/Dryer, Wine Cooler

**Fireplace:** 1

**Fireplace Features:** Gas, Living Room

**Interior Features:** High Speed Internet, Paddle Fan, Walk-In Closet(s), Built-in Features, Dry Bar, Kitchen Island

**Above Grade Finished Area Source:** Public Records

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

**Bathrooms Full:** 2

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## Exterior Features

**Parking:** Garage Door Opener, Heated Garage, Off Street, Under Residence

**Exterior Features:** Lighting

**Lot Size Units:** Acres

**Lot Size Area:** 0.05

**Lot Features:** Level, Landscaped

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## Amenities & Features

**Utilities:** Cable Available

**Sewer:** Public Sewer

**Water:** Public

**HOA Amenities:** None

**Other Equipment:** Intercom

**Security Features:** Secured Garage/Parking, Smoke Detector(s), Fire Sprinkler System, Carbon Monoxide Detector(s), Fire Alarm

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## Fees

**HOA Fee:** \$620

**HOA Fee Frequency:** Monthly

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



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## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$9,798.02

**Tax Lot:** 301

**Special Listing Conditions:** Standard

**Tax Block:** 9

**Tax Tract:** 165.76

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## School Information

**High School:** Saratoga Springs

**High School District:** Saratoga Springs

