



Global MLS

46 UNION AVENUE, 303, SARATOGA SPRINGS, NY 12866

<https://fallatigroup.com>

Imagine life in the heart of Saratoga's best culture. Fine dining, thoroughbred racing, historic architecture, performing arts and public parks. Here is where they all come together! 46 Union Ave., only a stones throw away from vibrant downtown, Congress Park and the Saratoga Racecourse. Offers a distinct living experience - tailored and designed with unparalleled amenities, this unit offers a gourmet kitchen, with Jenn-Air SS appliances, large island with granite counters, 2.5 baths, gas fireplace, built-in shelving, BRAND NEW CARPETS, wood flooring, crown molding, large roof top terrace with gas grill, a gym, one car parking, secured building, Urban Living at its finest come experience Neighborhood Life.

\$1,299,900

- 2 beds
- 3 baths
- Condominium
- Residential
- Active

Basics



Date added: Added 2 months ago
List Office Name: Julie & Co Realty LLC
List Agent Office Phone: 518-588-5224
County: Saratoga
Lot Size Acres: 0.05 acres
Type: Condominium
Total Rooms: 5
Bathrooms: 3 baths
Year built: 2018

MLS ID: 202615027
List Agent Email: Harold@juliecorealty.com
Days On Market: 6
Living Area sqft: 2047
Category: Residential
Status: Active
Bedrooms: 2 beds
Half baths: 1 half bath
UnitNumber: 303

Directions

Directions: 46 Union St. Saratoga Springs, NY

Building Details

Construction Materials: Stone
Garage: 1
Garage Spaces: 1
Roof: Asphalt, Shingle
Patio & Porch: Awning(s), Composite Deck, Deck, Porch
Attached Garage: 1
Basement: Slab
Architectural Style: Condominium Unit

Interior Features



Floor Covering: Laminate, Wood

Cooling: Central Air

Fireplace: 1

Interior Features: High Speed Internet, Solid Surface Counters, Walk-In Closet(s), Crown Molding, Elevator, Kitchen Island, Built-in Features

Laundry Features: Gas Dryer Hookup, Laundry Room, Washer Hookup

Heating: Forced Air, Natural Gas

Appliances: Convection Oven, Dishwasher, Disposal, Gas Oven, Gas Water Heater, Microwave, Oven, Range, Range Hood, Refrigerator, Washer/Dryer

Fireplace Features: Family Room, Gas

Above Grade Finished Area Source: CRS

Bathrooms Full: 2

Exterior Features

Parking: Attached, Driveway, Garage Door Opener, Heated Garage, Off Street, Paved, Stone

Lot Size Units: Acres

Lot Features: Views, Landscaped

Exterior Features: Lighting

Lot Size Area: 0.05

View: City, Garden

Amenities & Features

Utilities: Cable Connected **Sewer:** Public Sewer

Water: Public

Electric: 200+ Amp Service

HOA Amenities: None

Security Features: Smoke Detector(s), Key Card Entry, Fire Sprinkler System, Security System, 24 Hour Security, Fire Alarm

Fees

HOA Fee: \$570

HOA Fee Frequency: Monthly

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



Financial

Possession: At Closing

Tax Annual Amount: \$8,252.74

Tax Lot: 303

Special Listing Conditions: Standard

Tax Block: 9

Tax Tract: 165.76

School Information

High School: Saratoga Springs

High School District: Saratoga Springs

