



\$479,900

47 RUGGLES ROAD, SARATOGA SPRINGS, NY 12866

<https://fallatigroup.com>

2 bedroom 2 bathroom Ranch in Saratoga springs on a gorgeous 2.46 acre picturesque property. One of the few properties in Saratoga with privacy and an amazing yard. Back yard descends down a slight hill to a gorgeous pond with a fountain. Less than 10 minutes to downtown Saratoga, 768 sq foot garage with heat and 100 amp service. Upper deck overlooks backyard and offers a view of the pond and forest behind one could never tire of enjoying. Downstairs converted into full living room, a bedroom, and a full bathroom. Open kitchen with a very modern concept that very conveniently opens to the upstairs deck. Open house this Sunday, and no private showings until after the open house.

- 2 beds
- Single Family Residence
- Residential
- Active

Basics



Date added: Added 3 months ago

MLS ID: 202421493

List Office Name: Vera Cohen Realty, LLC

List Agent Email: acostopoulos@veracohenrealty.com

List Agent Office Phone:
518-209-6683

County: Saratoga

Living Area sqft: 896

Lot Size Acres: 2.46 acres

Category: Residential

Type: Single Family Residence

Status: Active

Total Rooms: 7

Bedrooms: 2 beds

Half baths: 0 half baths

Year built: 1960

Directions

Directions: Route 29 North on Ruggles Road, house on left.

Building Details

Construction Materials: Vinyl Siding

Patio & Porch: Rear Porch, Deck, Front Porch

Garage: 1

Garage Spaces: 1

Basement: Finished

Roof: Asphalt

Property Condition: Updated/Remodeled

Architectural Style: Split Level

Doors: Sliding Doors

Interior Features

Floor Covering: Tile

Heating: Forced Air, Natural Gas

Cooling: None

Appliances: Dishwasher, Electric Oven, Microwave, Refrigerator

Above Grade Finished Area Source:
Estimated

Bathrooms Full: 2

Bathrooms Total: 2



Exterior Features

Parking: Detached, Heated Garage

Lot Size Units: Acres

Lot Features: Secluded, Sloped, Wooded, Cleared, Landscaped

Exterior Features: Drive-Paved

Lot Size Area: 2.46

View: Pond, Forest, Hills

Amenities & Features

Sewer: Septic Tank

Electric: 200+ Amp Service

Water: Drilled Well

Waterfront Features: Pond, Stream

Additional

Buyer Agency Compensation: 2.50

**Sub Agency
Compensation:** 2.50

Compensation Disclaimer: The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

Financial

Possession: At Closing

Tax Block: 1

Tax Tract: 154

Tax Annual Amount: \$3,945

Tax Lot: 26.001

School Information

High School: Saratoga Springs

High School District: Saratoga Springs

