



\$650,000

48 UNION AVE, 3, SARATOGA SPRINGS, NY 12866

<https://fallatigroup.com>

Welcome to this historic Victorian one-bedroom 1038 sq ft condominium unit situated in a highly desirable downtown location. Just steps away from Congress Park and Broadway on one side and the Thoroughbred Track a short distance down the street on the other side. It features an expansive second floor deck that faces Union Ave and is partially covered – shared only with the adjacent condo unit – something very few other properties can offer. Front and rear first floor porch areas where occupants of 48 Union can sit and relax. Entry to Unit 3 is via the rear building entrance offering either a marble staircase or elevator for second floor access to the unit. Private parking and a lockable basement storage area. [...]

- 1 bed
- 1 bath
- Condominium
- Residential
- Active

Basics



Date added: Added 2 months ago
List Office Name: Roohan Realty
List Agent Office Phone: 518-879-0935
County: Saratoga
Lot Size Acres: 0.02 acres
Type: Condominium
Total Rooms: 4
Bathrooms: 1 bath
Year built: 1907
UnitNumber: 3

MLS ID: 202611824
List Agent Email: gsquires@roohanrealty.com
Days On Market: 20
Living Area sqft: 1038
Category: Residential
Status: Active
Bedrooms: 1 bed
Half baths: 0 half baths
Zoning: Mixed

Virtual Tour

Virtual Tour: <https://app.doaudiotours.com/branded?id=16729&lang=en-US>

Directions

Directions: From Nelson Ave - West on Union Ave for 0.2 miles. Property is on Left. From Circular Street - East on Union Ave for 0.1 miles. Property is on Right. Entrance in Rear.

Building Details

Construction Materials: Brick

Patio & Porch: Rear Porch, Covered, Deck, Front Porch

Basement: Full, Unfinished

Architectural Style: Condominium Unit, Victorian

Interior Features



Floor Covering: Hardwood, Linoleum, Tile

Heating: Forced Air, Natural Gas

Cooling: Central Air

Appliances: Range, Range Hood, Refrigerator

Fireplace: 2

Fireplace Features: Bedroom, Gas, Living Room, Wood Burning

Interior Features: High Speed Internet, Ceramic Tile Bath, Elevator, Eat-in Kitchen

Above Grade Finished Area Source: Tax Bill

Laundry Features: None

Bathrooms Full: 1

Exterior Features

Parking: Off Street

Exterior Features: Drive-Paved

Lot Size Units: Acres

Lot Size Area: 0.02

Lot Features: Level

View: City

Amenities & Features

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

Water: Public

Electric: 100 Amp Service

HOA Amenities: None

Security Features: Smoke Detector(s), Carbon Monoxide Detector(s)

Fees

HOA Fee: \$400

HOA Fee Frequency: Monthly

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

Financial



Possession: At Closing

Tax Annual Amount: \$2,458

Tax Lot: 5-6

Special Listing Conditions: Standard

Tax Block: 76

Tax Tract: 165.76

School Information

High School: Saratoga Springs

High School District: Saratoga Springs

