



\$949,900

## 5 HORIZON DRIVE, SARATOGA SPRINGS, NY 12866

<https://fallatigroup.com>

Showings begin Fri 5/08. Open House: Sat 5/09 and Sun 5/10 from 12-2. Welcome to The Woodlands. Where lifestyle is everything. Enjoy resort-style amenities including indoor & outdoor pools, tennis & pickleball courts, private beach access, fitness center, fishing pond and community clubhouse, all included in the HOA for \$266 per month. This home also offers a rare deeded dock space (#71), perfect for making the most of lake life. Thoughtfully updated and well-maintained, featuring a new roof, freshly painted exterior, fully owned solar panels, new water heater, new shed, and two EV charging outlets in the garage. The backyard is ideal for entertaining with a Trex deck, cleared space, and a half-court basketball setup. Inside, a functional layout offers a formal [...]

- 4 beds
- 3 baths
- Single Family Residence
- Residential
- Active

### Basics



**Date added:** Added 2 months ago  
**List Office Name:** eXp Realty  
**List Agent Office Phone:** 518-663-6315  
**County:** Saratoga  
**Subdivision Name:** Woodlands  
**Lot Size Dimensions:** 80.2 FF  
**Type:** Single Family Residence  
**Total Rooms:** 13  
**Bathrooms:** 3 baths  
**Year built:** 1996

**MLS ID:** 202616440  
**List Agent Email:** Shannon@McCarthySells.com  
**Days On Market:** 5  
**Living Area sqft:** 2640  
**Lot Size Acres:** 0.35 acres  
**Category:** Residential  
**Status:** Active  
**Bedrooms:** 4 beds  
**Half baths:** 1 half bath  
**Zoning:** Single Residence

---

## Directions

**Directions:** I87 North to Exit 14, Left on Rt 9P (Union Ave) towards Saratoga Lake, Right on Crescent Ave, Left on Horizon Drive.

---

## Building Details

**Construction Materials:** Cedar  
**Garage:** 1  
**Garage Spaces:** 2  
**Roof:** Asphalt  
**Property Condition:** Updated/Remodeled  
**Doors:** Sliding Doors

**Patio & Porch:** Composite Deck, Porch  
**Attached Garage:** 1  
**Basement:** Finished, Full  
**Windows:** Bay Window(s)  
**Architectural Style:** Colonial  
**Fencing:** Fenced, Partial

---

## Interior Features



**Floor Covering:** Carpet, Ceramic Tile, Hardwood

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** High Speed Internet, Paddle Fan, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Built-in Features, Ceramic Tile Bath, Chair Rail, Eat-in Kitchen, Kitchen Island

**Laundry Features:** In Basement, Laundry Room

**Heating:** Forced Air, Natural Gas

**Appliances:** Dishwasher, Disposal, Gas Water Heater, Range, Refrigerator, Washer/Dryer

**Fireplace Features:** Family Room, Wood Burning

**Above Grade Finished Area Source:** CRS

**Bathrooms Full:** 2

---

## Exterior Features

**Parking:** Attached, Driveway, Off Street, Paved

**Lot Size Units:** Acres

**Lot Features:** Sprinklers In Rear, Cleared, Garden, Landscaped

**Exterior Features:** Drive-Paved, Dock

**Lot Size Area:** 0.35

---

## Amenities & Features

**Utilities:** Cable Connected

**Water:** Public

**Spa:** Jet Tub

**HOA Amenities:** Beach Access, Boat Dock, Clubhouse, Lake Access, Recreation Facilities

**Sewer:** Public Sewer

**Electric:** 200+ Amp Service

**Body of Water:** Saratoga Lake

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

---

## Fees

**HOA Fee:** \$266

**HOA Fee Includes:** Other, Cable TV, Trash

**HOA Fee Frequency:** Monthly



---

## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$13,117.02

**Tax Lot:** 63.000

**Special Listing Conditions:** Standard

**Tax Block:** 1

**Tax Tract:** 192.08

---

## School Information

**Elementary School:** Caroline Street

**High School:** Saratoga Springs

**High School District:** Saratoga Springs

