



\$299,000

515 CRESCENT AVENUE, SARATOGA SPRINGS, NY 12866

<https://fallatigroup.com>

- 2 beds
- Single Family Residence
- Residential
- Active

Looking for a great, lake front opportunity? Here is your chance to purchase a camp directly on Lake Lonely with 70' of frontage for a great value. Public water. Incredible western views! Take in the sunsets from the large lakeside deck or dock. Make sure to bring your boat, kayaks, or canoe to enjoy the tranquility and beauty that Lake Lonely has to offer. An added bonus is you are only a few minutes to downtown Saratoga. Don't miss out on this great opportunity. Purchase now and renovate or rebuild when the timing is right for you.

Basics



Date added: Added 4 months ago
List Office Name: Venture Realty Partners
List Agent Office Phone: 518-361-4630
County: Saratoga
Lot Size Acres: 0.3 acres
Category: Residential
Status: Active
Bedrooms: 2 beds
Year built: 1952

MLS ID: 202326260
List Agent Email: bhollister@518venture.com
Days On Market: 74
Living Area sqft: 535
Lot Size Dimensions: 70x185
Type: Single Family Residence
Total Rooms: 6
Half baths: 0 half baths
Zoning: Single Residence

Directions

Directions: Coming from exit 14 off the northway, head east, turn right onto Crescent Ave. 515 Crescent Ave will be on your right. 515 is marked on a tree. There is a chain across the stairs down to the lake. Use GPS.

Building Details

Construction Materials: Clapboard
Basement: Crawl Space
Windows: Bay Window(s)

Patio & Porch: Other, Deck
Roof: Metal
Architectural Style: Camp

Interior Features

Floor Covering: Carpet, Linoleum, Vinyl
Cooling: Other
Fireplace: 1
Above Grade Finished Area Source: CRS
Bathrooms Total: 1

Heating: Other
Appliances: Refrigerator
Fireplace Features: Living Room
Bathrooms Full: 1



Exterior Features

Parking: Off Street

Lot Size Units: Acres

Lot Features: Road Frontage, Steep Slope, Views, Wooded, Waterfront

Exterior Features: None, Dock

Lot Size Area: 0.3

View: Trees/Woods, Lake, Water

Amenities & Features

Utilities: Cable Available

Water: Public

Waterfront Features: Waterfront Deck, Lake Front

Sewer: Septic Tank

Electric: Fuses

Body of Water: Lake Lonely

Additional

Buyer Agency Compensation: 2.50

**Sub Agency
Compensation:** 0.00

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

Financial

Special Listing Conditions: Standard

Tax Block: 2

Tax Tract: 179.04

Tax Annual Amount: \$2,424.88

Tax Lot: 16.000

School Information



Elementary School: Caroline Street **High School:** Saratoga Springs

High School District: Saratoga Springs

