



**\$3,877,000**

## **54 GRANITE STREET, SARATOGA SPRINGS, NY 12866**

<https://fallatigroup.com>

- 5 beds
- Single Family Residence
- Residential
- Active

Discover a breathtaking custom Colonial by SD Atelier, ideally located in the heart of Saratoga, just a short walk to downtown. This stunning home features professional landscaping with a saltwater pool, spa, and bluestone patios for the perfect outdoor oasis. Enjoy seamless indoor-outdoor living in the four-season room with a wood fireplace and sliding doors. Energy-efficient, with an 8-zone Sonos system, gym, and 8-person theater with wet bar. The luxurious primary suite offers a gas fireplace, dual-person shower, and soaking tub. Chef's dream kitchen includes a large center island, Sub-Zero fridge, prep sink, and 48" American Range. A pool house with a studio and half bath completes this exquisite property, blending luxury and convenience!

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### **Basics**



**Date added:** Added 6 months ago  
**List Office Name:** Purdy Realty LLC  
**List Agent Office Phone:** 518-424-9326  
**Living Area sqft:** 5102  
**Lot Size Dimensions:** 100X130  
**Type:** Single Family Residence  
**Total Rooms:** 20  
**Half baths:** 2 half baths

**MLS ID:** 202425915  
**List Agent Email:** htatro@purdyrealty.com  
**County:** Saratoga  
**Lot Size Acres:** 0.3 acres  
**Category:** Residential  
**Status:** Active  
**Bedrooms:** 5 beds  
**Year built:** 2014

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## Directions

**Directions:** Broadway North to Greenfield Av to Granite St

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## Building Details

**Construction Materials:** Drywall, Wood Siding  
**Garage:** 1  
**Basement:** Crawl Space  
**Windows:** Screens, Blinds, Curtain Rods, ENERGY STAR Qualified Windows  
**Architectural Style:** Colonial, Custom  
**Fencing:** Vinyl, Back Yard, Front Yard, Full, Gate, Perimeter, Privacy

**Patio & Porch:** Side Porch, Enclosed, Front Porch, Glass Enclosed, Patio, Porch  
**Garage Spaces:** 2  
**Roof:** Asphalt  
**Property Condition:** Updated/Remodeled  
**Doors:** Atrium Door, ENERGY STAR Qualified Doors, Sliding Doors

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## Interior Features



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

**Cooling:** Central Air, Ductless

**Fireplace:** 3

**Interior Features:** High Speed Internet, Paddle Fan, Walk-In Closet(s), Wet Bar, Wired for Sound, Built-in Features, Ceramic Tile Bath, Crown Molding, Eat-in Kitchen, Kitchen Island

**Laundry Features:** Laundry Room, Upper Level, Other

**Bathrooms Total:** 6

**Heating:** Ductless, Forced Air, Natural Gas

**Appliances:** Dishwasher, Double Oven, ENERGY STAR Qualified Appliances, Gas Oven, Microwave, Oven, Range, Range Hood, Refrigerator, Tankless Water Heater, Washer/Dryer, Water Softener, Wine Cooler

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

**Above Grade Finished Area Source:** Plans

**Bathrooms Full:** 4

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## Exterior Features

**Parking:** Driveway, Garage Door Opener, Heated Garage, Off Street, Paved

**Lot Size Units:** Acres

**Lot Features:** Level, Sprinklers In Front, Sprinklers In Rear, Landscaped

**Exterior Features:** Drive-Paved, Garden, Lighting

**Lot Size Area:** 0.3

**View:** City

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## Amenities & Features

**Utilities:** Cable Connected, Underground Utilities

**Water:** Public

**Pool Features:** In Ground, Salt Water

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

**Sewer:** Public Sewer

**Electric:** 200+ Amp Service

**Other Equipment:** Home Theater

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## Financial



**Possession:** At Closing

**Special Listing Conditions:** Standard

**Tax Annual Amount:** \$18,877

**Tax Block:** 2

**Tax Lot:** 33.000

**Tax Tract:** 165.35

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## School Information

**Elementary School:** Lake Avenue

**High School:** Saratoga Springs

**High School District:** Saratoga Springs

