



\$1,098,500

## 548 NYS ROUTE 9P, STILLWATER, NY 12170

<https://fallatigroup.com>

Design and build your dream home with award-winning Bella Home Builders on this 0.51-acre homesite near Saratoga Lake, offering breathtaking sunset views. Enjoy public water, public sewer, and a prime location that blends privacy with convenience. Choose from Bella's inspiring portfolio of floor plans or collaborate to create a one-of-a-kind design tailored to your lifestyle and budget. From concept to completion, Bella's expert team will guide you through every detail —layout, features, and finishes—to ensure your new home is uniquely yours. Price shown is an example; final pricing depends on your chosen plan and selections.

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

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## Basics



**Date added:** Added 3 weeks ago  
**List Office Name:** Sterling Real Estate Group  
**List Agent Office Phone:** 518-369-7804  
**County:** Saratoga  
**Lot Size Acres:** 0.51 acres  
**Type:** Single Family Residence  
**Status:** Active  
**Bedrooms:** 3 beds  
**Half baths:** 0 half baths

**MLS ID:** 202612486  
**List Agent Email:** rickgargiulo518@gmail.com  
**Days On Market:** 4  
**Living Area sqft:** 2197  
**Category:** Residential  
**New Construction:** 1  
**Total Rooms:** 10  
**Bathrooms:** 3 baths

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## Virtual Tour

**Virtual Tour:** <https://app.doaudiotours.com/branded?id=15755&lang=en-US>

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## Directions

**Directions:** Take I-87 North to Exit 14, follow NY-9P/Union Ave past Yaddo Gardens and the Saratoga Race Course, and continue toward Saratoga Lake--548 NY-9P will be on your right.

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## Building Details

**Construction Materials:** Other  
**Garage Spaces:** 2  
**Roof:** Asphalt  
**Architectural Style:** Custom

**Patio & Porch:** Other, Covered, Front Porch, Porch  
**Basement:** Full  
**Windows:** Low Emissivity Windows, Egress Window  
**Doors:** Sliding Doors

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## Interior Features



**Floor Covering:** Hardwood, Tile

**Cooling:** Central Air

**Fireplace Features:** Family Room, Gas

**Above Grade Finished Area Source:**  
Builder

**Bathrooms Full:** 3

**Heating:** Forced Air, Natural Gas

**Appliances:** Other, Dishwasher, Gas Oven,  
Microwave

**Interior Features:** Other, Solid Surface Counters,  
Ceramic Tile Bath

**Laundry Features:** Laundry Room

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## Exterior Features

**Parking:** Driveway

**Lot Size Units:** Acres

**Lot Features:** Other, Road Frontage, Sloped, Views, Cleared,  
Landscaped

**Exterior Features:** Lighting

**Lot Size Area:** 0.51

**View:** Lake

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## Amenities & Features

**Sewer:** Public Sewer

**Electric:** 200+ Amp Service

**Water:** Public

**Other Equipment:** Grinder Pump

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## Financial

**Possession:** At Closing

**Tax Block:** 1

**Tax Tract:** 218.20

**Special Listing Conditions:** Required Reg Policy

**Tax Lot:** 40.003

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## School Information

**Elementary School:** Stillwater

**High School District:** Stillwater

**High School:** Stillwater

