



**\$434,900**

## **6 WOODLAND COURT, SARATOGA SPRINGS, NY 12866**

<https://fallatigroup.com>

- 3 beds
- Single Family Residence
- Residential
- Pending

Your dream Saratoga backyard awaits! This beautifully maintained home features a dazzling in-ground pool and offers the perfect blend of location & serenity. Situated just seconds from the Golf and Polo Club & less than a mile from the heart of downtown, you can enjoy quick access to shops, dining & entertainment, while living just minutes from the Race Track but tucked away on a quiet cul-de-sac street. The kitchen is complete with granite countertops, abundant cabinet space & stainless steel appliances. With 3 bright & spacious bedrooms plus a stunning bonus room featuring vaulted ceilings, oversized windows & sliding glass doors, there's no shortage of natural light. Step outside to your own, fenced-in backyard oasis – the ultimate space for relaxation [...]

### **Basics**



**Date added:** Added 2 months ago

**List Office Name:** KW Platform

**List Agent Office Phone:**  
518-926-8282

**County:** Saratoga

**Lot Size Acres:** 0.18 acres

**Type:** Single Family Residence

**Total Rooms:** 10

**Half baths:** 1 half bath

**MLS ID:** 202519411

**List Agent Email:** Bobby@theMarchesielloteam.com

**Days On Market:** 12

**Living Area sqft:** 1924

**Category:** Residential

**Status:** Pending

**Bedrooms:** 3 beds

**Year built:** 1974

## Directions

**Directions:** From US-9 N: Take West Ave to Church St then turn left onto Myrtle St, right onto Woodland Court. Home is on the right.

## Building Details

**Construction Materials:** Aluminum Siding, Vinyl Siding

**Garage:** 1

**Garage Spaces:** 1

**Roof:** Asphalt, Shingle

**Patio & Porch:** Patio

**Attached Garage:** 1

**Basement:** Slab

**Architectural Style:** Raised Ranch

## Interior Features

**Floor Covering:** Carpet, Linoleum, Tile

**Cooling:** Central Air

**Interior Features:** Paddle Fan, Vaulted Ceiling(s), Central Vacuum

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

**Bathrooms Total:** 2

**Heating:** Forced Air, Natural Gas

**Appliances:** Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer, Water Softener

**Above Grade Finished Area Source:** See Remarks

**Bathrooms Full:** 1



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## Exterior Features

**Parking:** Attached, Driveway, Paved  
**Lot Size Units:** Acres  
**Lot Features:** Level, Cleared, Landscaped

**Exterior Features:** Drive-Paved  
**Lot Size Area:** 0.18

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## Amenities & Features

**Sewer:** Public Sewer  
**Electric:** Generator

**Water:** Public  
**Pool Features:** In Ground

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## Financial

**Possession:** At Closing  
**Tax Annual Amount:** \$5,389.17  
**Tax Lot:** 15.000

**Special Listing Conditions:** Standard  
**Tax Block:** 1  
**Tax Tract:** 165.41

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## School Information

**High School:** Saratoga Springs

**High School District:** Saratoga Springs

