



**\$570,000**

## **63 E HIGH STREET, BALLSTON SPA, NY 12020**

<https://fallatigroup.com>

Restoration opportunity for a Victorian Mansion on 1/3 of an acre, corner lot one block from the Village. Authentic provenance reigns over this income-producing home, which can be easily converted to a single-family or vacation rental or office. This is the kind of home literal dreams are made of! The grandeur of the Roaring Twenties was built by Fred Doolittle in 1883. You must see this Victorian-painted lady. It has a wrap-around porch, carriage entrance, and an attic that begs for refinishing! The home feat. 3 units, stained glass windows, an embossed leather fireplace, & blonde hardwood floors. Needs exterior paint & landscaping. It's truly stunning, & the price tag simply can't be beat! SOLD AS-IS. RENT ROLL: Unit1-3BR/1BA-\$2400/mn | Unit2 - [...]

- 6 beds
- Single Family Residence
- Residential
- Active

### **Basics**



**Date added:** Added 1 month ago  
**List Office Name:** KW Platform  
**List Agent Office Phone:** 518-281-6808  
**County:** Saratoga  
**Lot Size Acres:** 0.3 acres  
**Category:** Residential  
**Status:** Active  
**Bedrooms:** 6 beds  
**Year built:** 1880

**MLS ID:** 202514561  
**List Agent Email:** scottvarley@kw.com  
**Days On Market:** 32  
**Living Area sqft:** 4894  
**Lot Size Dimensions:** 13068 sqft  
**Type:** Single Family Residence  
**Total Rooms:** 12  
**Half baths:** 1 half bath  
**Zoning:** Mixed

## Directions

**Directions:** From RT.29, left on ROWLAND STREET, slight left onto MILTON AVE, left on EAST HIGH STREET

## Building Details

**Construction Materials:** Wood Siding  
**Basement:** Full  
**Architectural Style:** Traditional  
**Patio & Porch:** Wrap Around, Porch  
**Roof:** Asphalt

## Interior Features

**Floor Covering:** Ceramic Tile, Hardwood  
**Cooling:** Window Unit(s)  
**Interior Features:** Paddle Fan, Tray Ceiling(s), Crown Molding  
**Bathrooms Full:** 3  
**Heating:** Forced Air  
**Appliances:** Range, Refrigerator  
**Above Grade Finished Area Source:** Public Records  
**Bathrooms Total:** 4

## Exterior Features



**Parking:** Carport, Off Street

**Lot Size Units:** Acres

**Lot Features:** Level, Road Frontage, Corner Lot, Landscaped

**Exterior Features:** None

**Lot Size Area:** 0.3

Amenities & Features

**Sewer:** Public Sewer

**Water:** Public

Financial

**Possession:** Rental Agreement

**Special Listing Conditions:** Standard

**Tax Annual Amount:** \$8,007.99

**Tax Block:** 2

**Tax Lot:** 36

**Tax Tract:** 216.33

School Information

**High School:** Ballston Spa

**High School District:** Ballston Spa

