



**\$7,500,000**

## **660 N BROADWAY, SARATOGA SPRINGS, NY 12866**

<https://fallatigroup.com>

An exceptional opportunity for astute Buyers on North Broadway in Saratoga Springs; a sprawling 2.28-acre property hosting two homes mere steps away from downtown. Comprised of four parcels – the Main House, a Carriage House on L72 First St (165.36-72), a vacant lot on L61 First St (165.36-2-61), and 59 Catherine St (165.36-2-47) – this offering invites you to shape your private haven or fashion a multi-generational estate in Saratoga Springs' best neighborhood. Whether you are drawn to the existing charm or envision a transformative renovation, the property's expansive size and incredible location create a rare combination allowing Buyer's to flex their creative muscles in this premier location.

- 4 beds
- 6 baths
- Single Family Residence
- Residential
- Active

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### **Basics**



**Date added:** Added 5 days ago

**MLS ID:** 202612989

**List Office Name:** Howard Hanna Capital Inc

**List Agent Email:** kellyzanella@howardhanna.com

**List Agent Office Phone:** 518-573-5985

**Days On Market:** 2

**County:** Saratoga

**Living Area sqft:** 3432

**Lot Size Acres:** 2.28 acres

**Category:** Residential

**Type:** Single Family Residence

**Status:** Active

**Total Rooms:** 16

**Bedrooms:** 4 beds

**Bathrooms:** 6 baths

**Half baths:** 2 half baths

**Year built:** 1983

**Zoning:** Multi Residence

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## Virtual Tour

**Virtual Tour:** <https://app.doaudiotours.com/branded?id=17572&lang=en-US>

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## Directions

**Directions:** In Saratoga Springs from Broadway to North Broadway. #660 is on the right. There is a circular driveway.

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## Building Details

**Construction Materials:** Clapboard

**Patio & Porch:** Rear Porch, Covered, Patio

**Garage:** 1

**Attached Garage:** 1

**Garage Spaces:** 4

**Basement:** Finished, Full, Heated, Interior Entry

**Roof:** Shingle

**Property Condition:** Fixer

**Architectural Style:** Mansion

**Doors:** Atrium Door, French Doors, Sliding Doors

**Fencing:** Wood, Wrought Iron, Back Yard, Chain Link, Fenced, Gate, Partial



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## Interior Features

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

**Cooling:** Central Air

**Fireplace:** 2

**Interior Features:** Paddle Fan, Solid Surface Counters, Walk-In Closet(s), Wet Bar, Built-in Features, Ceramic Tile Bath, Crown Molding, Eat-in Kitchen

**Laundry Features:** Laundry Room

**Heating:** Forced Air, Natural Gas

**Appliances:** Cooktop, Dishwasher, Disposal, Double Oven, Dryer, Refrigerator, Washer/Dryer

**Fireplace Features:** Other, Wood Burning Stove, Living Room, Wood Burning

**Above Grade Finished Area Source:** Public Records

**Bathrooms Full:** 4

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## Exterior Features

**Parking:** Attached, Circular Driveway, Detached, Driveway, Garage Door Opener, Paved, Storage, Workshop in Garage

**Lot Size Units:** Acres

**Lot Features:** Private, Road Frontage, Views, Wooded, Cleared, Garden, Irregular Lot, Landscaped

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

**Lot Size Area:** 2.28

**View:** Garden

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## Amenities & Features

**Utilities:** Underground Utilities

**Sewer:** Public Sewer

**Water:** Public

**Electric:** 200+ Amp Service, Circuit Breakers

**Other Equipment:** Dehumidifier

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

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## Financial



**Possession:** At Closing

**Tax Annual Amount:** \$33,245.30

**Tax Block:** 2

**Tax Lot:** 71.000

**Tax Tract:** 165.36

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## School Information

**High School:** Saratoga Springs

**High School District:** Saratoga Springs

