



**\$674,000**

## **696 NY-9P, SARATOGA SPRINGS, NY 12866**

<https://fallatigroup.com>

Saratoga Lake and the knockout sunset is yours at this lakefront 3-bed, 2-bath home. Set on 50-feet of deeded lakefront with your private dock for boating and entertainment, this 0.35 acres. features a beautiful kitchen with new appliances, enclosed front porch, 200-amp service, insulated windows & skylights. Public sewer & water. This is a rare chance to own your lakefront property in Upstate NY minutes to Saratoga Racetrack, SPAC and all the Adirondacks have to offer. Owner related to agent.

- 3 beds
- Single Family Residence
- Residential
- Active

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### **Basics**



**Date added:** Added 3 months ago  
**List Office Name:** Tesoros Property Mgmt LLC  
**List Agent Office Phone:** 518-225-4703  
**Living Area sqft:** 1248  
**Category:** Residential  
**Status:** Active  
**Bedrooms:** 3 beds  
**Year built:** 1940

**MLS ID:** 202426965  
**List Agent Email:** gloriaherman96@gmail.com  
**County:** Saratoga  
**Lot Size Acres:** 0.35 acres  
**Type:** Single Family Residence  
**Total Rooms:** 8  
**Half baths:** 1 half bath  
**Zoning:** Single Residence

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## Directions

**Directions:** I-87 North to 9P

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## Building Details

**Construction Materials:** Vinyl Siding  
**Basement:** Crawl Space  
**Property Condition:** Updated/Remodeled  
**Patio & Porch:** Covered, Enclosed, Front Porch, Glass Enclosed, Patio  
**Roof:** Metal  
**Architectural Style:** Cottage

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## Interior Features

**Floor Covering:** Vinyl, Wood  
**Cooling:** Window Unit(s)  
**Fireplace:** 1  
**Interior Features:** Paddle Fan  
**Laundry Features:** Common Area, Electric Dryer Hookup, Main Level, Washer Hookup  
**Bathrooms Total:** 2  
**Heating:** Baseboard, Electric, Hot Water, Propane Tank Leased  
**Appliances:** Gas Oven, Oven, Range, Refrigerator  
**Fireplace Features:** Living Room  
**Above Grade Finished Area Source:** Public Records  
**Bathrooms Full:** 1



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## Exterior Features

**Parking:** Tandem

**Exterior Features:** Garden, Gas Grill, Lighting, Dock

**Lot Size Units:** Acres

**Lot Size Area:** 0.35

**Lot Features:** Level, Road Frontage, Steep Slope, Cleared, Garden

**View:** Water

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## Amenities & Features

**Sewer:** Public Sewer, Seasonal

**Water:** Public

**Electric:** 200+ Amp Service

**Waterfront Features:** Waterfront Deck, Lake Front

**Body of Water:** Saratoga Lake

**Security Features:** Carbon Monoxide Detector(s)

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## Financial

**Possession:** At Closing

**Special Listing Conditions:** Standard

**Tax Annual Amount:** \$4,765.19

**Tax Block:** 3

**Tax Lot:** 16.000

**Tax Tract:** 206.17

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## School Information

**Elementary School:** Stillwater

**High School:** Stillwater

**High School District:** Stillwater

