



\$750,000

## 7 BLUEBIRD COURT, SARATOGA SPRINGS, NY 12866

<https://fallatigroup.com>

It isn't often that a home comes up for sale on this exclusive cul-de-sac in Saratoga Springs. Nestled on a secluded homesite, surrounded by flowering trees with a koi pond and waterfall, you'll feel as though you've left the city and entered a different world when you look out into the backyard. A lush perennial garden dominates both the front and backyard with indigenous ferns dominating parts of the backyard. The open kitchen, dining area, and family room with sky lights—complete with a gas fireplace and wood floors—is filled with natural light thanks to an abundance of windows that effortlessly bring the outdoors in. This warm and welcoming home has been extremely well maintained and thoughtfully updated, featuring generously sized rooms and [...]

- 4 beds
- 3 baths
- Single Family Residence
- Residential
- Pending

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### Basics



**Date added:** Added 4 months ago  
**List Office Name:** KW Platform  
**List Agent Office Phone:** 518-281-6808  
**County:** Saratoga  
**Lot Size Acres:** 0.66 acres  
**Type:** Single Family Residence  
**Total Rooms:** 11  
**Bathrooms:** 3 baths  
**Year built:** 1993

**MLS ID:** 202611573  
**List Agent Email:** scottvarley@kw.com  
**Days On Market:** 43  
**Living Area sqft:** 2600  
**Category:** Residential  
**Status:** Pending  
**Bedrooms:** 4 beds  
**Half baths:** 1 half bath

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## Virtual Tour

**Virtual Tour:** <https://app.doaudiotours.com/branded?id=15869&lang=en-US>

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## Directions

**Directions:** Grand Avenue to Bluebird Court

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## Building Details

**Construction Materials:** Vinyl Siding  
**Garage:** 1  
**Garage Spaces:** 2  
**Roof:** Asphalt  
**Architectural Style:** Colonial

**Patio & Porch:** Screened, Deck, Porch  
**Attached Garage:** 1  
**Basement:** Full  
**Windows:** Skylight(s)  
**Doors:** Atrium Door

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## Interior Features



**Floor Covering:** Ceramic Tile, Wood

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** High Speed Internet, Paddle Fan, Built-in Features, Cathedral Ceiling(s), Eat-in Kitchen

**Laundry Features:** Laundry Room, Main Level

**Heating:** Forced Air, Natural Gas

**Appliances:** Dishwasher, Disposal, Microwave, Oven, Range, Refrigerator, Washer/Dryer

**Fireplace Features:** Family Room, Gas

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

**Bathrooms Full:** 2

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## Exterior Features

**Parking:** Attached, Off Street

**Lot Size Units:** Acres

**Lot Features:** Private, Sprinklers In Front, Sprinklers In Rear, Wooded, Cul-De-Sac, Landscaped

**Exterior Features:** Garden, Lighting

**Lot Size Area:** 0.66

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## Amenities & Features

**Utilities:** Cable Available

**Water:** Public

**Sewer:** Public Sewer

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## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$11,010.84

**Tax Lot:** 12.000

**Special Listing Conditions:** Standard

**Tax Block:** 1

**Tax Tract:** 178.05

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## School Information

**High School:** Saratoga Springs

**High School District:** Saratoga Springs

