



**\$375,000**

## **71 COUNTY ROUTE 75, STILLWATER, NY 12118**

<https://fallatigroup.com>

Move right into this meticulously maintained 3-bedroom, 2-bath home located in the desirable Stillwater School District. Thoughtfully updated and truly turnkey, this home offers exceptional space and comfort throughout. Recent improvements (2022) include a new roof with transferable warranty, new furnace, new tile flooring in the kitchen, new hardwood flooring in the living room and dining area, and refinished hardwood floors on the upper level. Two mini-split systems have been added in the primary bedroom and family room, with capacity for a third head for future expansion. A Generac generator provides added peace of mind. Additional highlights include three heating zones, public water and sewer, a separate well for outdoor watering, and a walk-out basement for convenient access. The excellent back porch [...]

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



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## Basics

**Date added:** Added 3 months ago

**List Office Name:** Coldwell Banker Prime Properties

**List Agent Office Phone:** 518-210-7500

**County:** Saratoga

**Lot Size Acres:** 0.5 acres

**Type:** Single Family Residence

**Total Rooms:** 11

**Bathrooms:** 2 baths

**Year built:** 1964

**MLS ID:** 202613479

**List Agent Email:** craig.leclaire@cbpp.com

**Days On Market:** 2

**Living Area sqft:** 1800

**Category:** Residential

**Status:** Pending

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

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## Virtual Tour

**Virtual Tour:** <https://walkthruphoto.info/Public/71-Co-Rd-75-3-16-26/71-Co-Rd-75-3-16-26.mp4>

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## Directions

**Directions:** Rt 67 to Left on Viall Ave. Home on your right.

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## Building Details

**Construction Materials:** Vinyl Siding

**Attached Garage:** 1

**Basement:** Full, Interior Entry, Sump Pump, Unfinished, Walk-Out Access

**Windows:** Double Pane Windows

**Architectural Style:** Split Level

**Garage:** 1

**Garage Spaces:** 2

**Roof:** Asphalt

**Property Condition:**  
Updated/Remodeled



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## Interior Features

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

**Heating:** Baseboard, Ductless, Hot Water, Natural Gas, Zoned

**Cooling:** Ductless, Wall Unit(s)

**Appliances:** Built-In Electric Oven, Dishwasher, Double Oven, Gas Water Heater, Microwave, Refrigerator

**Interior Features:** High Speed Internet, Paddle Fan, Ceramic Tile Bath, Eat-in Kitchen

**Above Grade Finished Area Source:** CRS

**Laundry Features:** In Basement

**Bathrooms Full:** 2

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## Exterior Features

**Parking:** Attached, Driveway, Garage Door Opener, Off Street, Paved

**Exterior Features:** Drive-Paved, Lighting, Storm Door(s)

**Lot Size Units:** Acres

**Lot Size Area:** 0.5

**Lot Features:** Level, Wooded, Landscaped

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## Amenities & Features

**Utilities:** Cable Available

**Sewer:** Public Sewer

**Water:** Public

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

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

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## Financial

**Possession:** At Closing

**Special Listing Conditions:** Standard

**Tax Annual Amount:** \$3,607

**Tax Block:** 1

**Tax Lot:** 36.000

**Tax Tract:** 252.20



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# School Information

**Elementary School:** Stillwater

**High School District:** Stillwater

**High School:** Stillwater

