



\$2,279,000

## 736 NY-9P, SARATOGA SPRINGS, NY 12866

<https://fallatigroup.com>

This stunning 5-bed, 3.5-bath estate on 100 feet of private shoreline on Saratoga Lake offers breathtaking views just minutes from Saratoga Springs. Designed for luxury and comfort, enjoy an open living area with a dual-sided fireplace, gourmet kitchen, formal dining room, and sunroom. The primary suite boasts a spa-like bath, while the walkout lower level features a family room, guest suite, and full bath. Entertain on the wraparound porch and expansive deck. Plenty of room to add a pool and tons of storage in the two garages. With a strong rental history, this is a rare investment opportunity or perfect year-round retreat.

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

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### Basics



**Date added:** Added 6 months ago

**List Office Name:** Venture Fox Realty Group LLC

**List Agent Office Phone:** 518-573-3945

**County:** Saratoga

**Lot Size Acres:** 0.64 acres

**Type:** Single Family Residence

**Total Rooms:** 13

**Bathrooms:** 4 baths

**Year built:** 1994

**MLS ID:** 202527234

**List Agent Email:** aj@excelsiorteamny.com

**Days On Market:** 168

**Living Area sqft:** 3382

**Category:** Residential

**Status:** Pending

**Bedrooms:** 5 beds

**Half baths:** 1 half bath

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## Virtual Tour

**Virtual Tour:** <https://app.doaudiotours.com/branded?id=16926&lang=en-US>

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## Directions

**Directions:** From I-87: Exit 14 onto NY-9P toward Saratoga Lake, left onto Union Ave toward Saratoga Lake, left onto NY-9P

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## Building Details

**Construction Materials:** Vinyl Siding **Attached Garage:** 1

**Garage Spaces:** 5

**Basement:** Exterior Entry, Finished, Full, Heated, Interior Entry, Walk-Out Access

**Roof:** Asphalt

**Property Condition:** Updated/Remodeled

**Architectural Style:** Contemporary

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## Interior Features



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

**Cooling:** Central Air

**Fireplace:** 2

**Interior Features:** Eat-in Kitchen, Kitchen Island

**Laundry Features:** Laundry Room, Upper Level

**Heating:** Forced Air, Propane Tank Owned

**Appliances:** Convection Oven, Cooktop, Dishwasher, Double Oven, Refrigerator

**Fireplace Features:** Dining Room, Family Room, Wood Burning

**Above Grade Finished Area Source:** CRS

**Bathrooms Full:** 3

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## Exterior Features

**Parking:** Attached, Driveway, Stone

**Lot Size Units:** Acres

**Lot Features:** Road Frontage, Sloped, Views, Cleared, Waterfront

**Exterior Features:** None

**Lot Size Area:** 0.64

**View:** Lake

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## Amenities & Features

**Sewer:** Public Sewer

**Waterfront Features:** Beach Front, Lake Front

**Water:** Public

**Body of Water:** Saratoga Lake

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## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$21,240.88

**Tax Lot:** 13.001

**Special Listing Conditions:** Standard

**Tax Block:** 1

**Tax Tract:** 206.17

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## School Information



**Elementary School:** Stillwater

**High School:** Stillwater

**High School District:** Stillwater

