



**\$600,000**

## **76 WORTH ROAD, WILTON, NY 12831**

<https://fallatigroup.com>

Amazing Opportunity! Perfect for rentals and Air b&b. This property offers two homes producing \$4600 monthly rental income! The first unit is a newly renovated 2 bd, 2 ba, Carriage house that features an open floor plan with hardwood floors, high ceilings with wood beams, cozy living room and a country style kitchen. The second unit offers a 3 bd, 2ba, open floor plan featuring a living room , family room and a large porch. Less than 10 minutes from downtown Saratoga and is across the street from Graphite Range Hiking trails!

- 5 beds
- Duplex
- MultiFamily
- Active

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### **Basics**



**Date added:** Added 7 months ago

**List Office Name:** Howard Hanna

**List Agent Office Phone:**  
518-796-4740

**Living Area sqft:** 3120

**Lot Size Dimensions:** 200X100

**Type:** Duplex

**Bedrooms:** 5 beds

**Year built:** 1856

**MLS ID:** 202412778

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

**County:** Saratoga

**Lot Size Acres:** 0.46 acres

**Category:** MultiFamily

**Status:** Active

**Half baths:** 0 half baths

**Zoning:** Multi Residence

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## Directions

**Directions:** Off Saratoga Road.

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## Building Details

**Construction Materials:** Aluminum Siding, Wood Siding

**Garage Spaces:** 2

**Roof:** Asphalt

**Doors:** Sliding Doors

**Patio & Porch:** Deck

**Basement:** Other, Slab

**Architectural Style:** Modular, Other

**Fencing:** Back Yard, Cross Fenced

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## Interior Features

**Floor Covering:** Hardwood, Linoleum

**Cooling:** Central Air

**Interior Features:** High Speed Internet, Walk-In Closet(s)

**Bathrooms Total:** 4

**Heating:** Forced Air

**Fireplace Features:** Living Room

**Bathrooms Full:** 4

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## Exterior Features



**Parking:** Driveway, Garage, Paved, Storage

**Lot Size Units:** Acres

**Lot Features:** Landscaped, Road Frontage, Wooded, Garden

**Exterior Features:** Garden

**Lot Size Area:** 0.46

**View:** Creek/Stream, Forest

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## Amenities & Features

**Sewer:** Shared Septic

**Water:** Drilled Well

**Electric:** 200+ Amp Service

**Accessibility Features:** Accessible Doors, Accessible Garage, Accessible Sidewalks

**Waterfront Features:** Other

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## Additional

**Buyer Agency Compensation:** 2.50

**Sub Agency Compensation:** 2.50

**Compensation Disclaimer:** The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

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## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$3,419

**Tax Block:** 1

**Tax Lot:** 3.0

**Tax Tract:** 140.00

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## School Information

**Elementary School:** Dorothy Nolan

**High School:** Saratoga Springs

**High School District:** Saratoga Springs

