



\$1,345,000

78 CHURCH STREET, 204, SARATOGA SPRINGS, NY 12866

<https://fallatigroup.com>

Well-appointed with high end finishes throughout, and constructed by an award-winning builder, this luxurious condo building near Broadway is where you want to be! This property features 2 and 3 bedroom plans, some plus den. Condo units include gas fireplace, stainless steel appliances, quartz countertops, hardwood floors throughout, tiled showers & expansive private terrace space. 78 Church Street also features a gym, community/meeting room, and a common area rooftop terrace for residents. Moments to downtown Saratoga Springs with award winning restaurants, shopping, entertainment and more! Occupancy fall 2025! Parking spot is included in the purchase price. Storage is also available to purchase. Photos include virtual renderings.

- 3 beds
- 3 baths
- Condominium
- Residential
- Active

Basics



Date added: Added 6 months ago

List Office Name: Julie & Co Realty LLC

List Agent Office Phone: 518-701-5080

County: Saratoga

Lot Size Acres: 0.47 acres

Type: Condominium

Status: Active

Bedrooms: 3 beds

Half baths: 1 half bath

UnitNumber: 204

MLS ID: 202521341

List Agent Email: julie@bonacio.com

Days On Market: 187

Living Area sqft: 1768

Category: Residential

New Construction: 1

Total Rooms: 9

Bathrooms: 3 baths

Year built: 2025

Directions

Directions: Broadway to right on Church Street. Property is located on your left.

Building Details

Construction Materials: Other, Brick

Garage: 1

Basement: None

Windows: Insulated Windows

Doors: Sliding Doors

Patio & Porch: Patio

Garage Spaces: 1

Roof: Rubber

Architectural Style: Condominium Unit

Interior Features



Floor Covering: Ceramic Tile, Hardwood

Cooling: Central Air

Fireplace: 1

Interior Features: High Speed Internet, Walk-In Closet(s), Ceramic Tile Bath, Eat-in Kitchen, Kitchen Island

Laundry Features: Laundry Room

Heating: Forced Air, Natural Gas

Appliances: Dishwasher, Disposal, Dryer, Microwave, Range, Range Hood, Refrigerator, Washer

Fireplace Features: Gas, Living Room

Above Grade Finished Area Source: Public Records

Bathrooms Full: 2

Exterior Features

Parking: Off Street, Paved, Under Residence

Lot Size Units: Acres

Lot Features: Level

Exterior Features: Lighting

Lot Size Area: 0.47

Amenities & Features

Sewer: Public Sewer

Water: Public

Electric: 200+ Amp Service **Accessibility Features:** Accessible Doors, Accessible Hallway(s), Accessible Sidewalks

HOA Amenities: None

Security Features: Smoke Detector(s), Fire Sprinkler System, Carbon Monoxide Detector(s)

Fees

HOA Fee: \$710

HOA Fee Frequency:
Monthly

HOA Fee Includes: Insurance, Maintenance Grounds, Maintenance Structure, Sewer, Snow Removal, Trash, Water

Financial



Possession: At Closing

Special Listing Conditions: Standard

Tax Annual Amount: \$5,757.07

School Information

High School: Saratoga Springs

High School District: Saratoga Springs

