



**\$1,355,000**

## **78 CHURCH STREET, 204, SARATOGA SPRINGS, NY 12866**

<https://fallatigroup.com>

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

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.

### **Basics**



**Date added:** Added 11 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:** 294  
**Living Area sqft:** 1768  
**Category:** Residential  
**New Construction:** 1  
**Total Rooms:** 9  
**Bathrooms:** 3 baths  
**Year built:** 2025

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## Virtual Tour

**Virtual Tour:** <https://app.doaudiotours.com/branded?id=15718&lang=en-US>

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## Directions

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

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## 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

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## Interior Features



**Floor Covering:** Ceramic Tile, Hardwood

**Heating:** Forced Air, Natural Gas

**Cooling:** Central Air

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

**Fireplace:** 1

**Fireplace Features:** Gas, Living Room

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

**Above Grade Finished Area Source:** Public Records

**Laundry Features:** Laundry Room

**Bathrooms Full:** 2

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## Exterior Features

**Parking:** Off Street, Paved, Under Residence

**Exterior Features:** Lighting

**Lot Size Units:** Acres

**Lot Size Area:** 0.47

**Lot Features:** Level

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## 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)

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## Fees

**HOA Fee:** \$710

**HOA Fee Frequency:** Monthly

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

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## Financial



**Special Listing Conditions:** Standard

**Tax Annual Amount:** \$5,757.07

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## School Information

**High School:** Saratoga Springs

**High School District:** Saratoga Springs

