



78 CHURCH STREET, 304, 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.

\$1,255,000

- 2 beds
- 2 baths
- Condominium
- Residential
- Active

Basics



Date added: Added 2 days ago
List Office Name: Julie & Co Realty, LLC
List Agent Office Phone: 518-701-5080
Living Area sqft: 1646
Category: Residential
New Construction: 1
Total Rooms: 7
Bathrooms: 2 baths
Year built: 1

MLS ID: 202521342
List Agent Email: julie@bonacio.com
County: Saratoga
Lot Size Acres: 0.47 acres
Type: Condominium
Status: Active
Bedrooms: 2 beds
Half baths: 0 half baths
UnitNumber: 304

Directions

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

Building Details

Construction Materials: Other, Brick
Basement: None
Windows: Insulated Windows
Doors: Sliding Doors

Patio & Porch: Patio
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
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: \$5,359.80

School Information

High School: Saratoga Springs **High School District:** Saratoga Springs

