



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 10 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: 2 beds
Half baths: 0 half baths
UnitNumber: 304

MLS ID: 202521342
List Agent Email: julie@bonacio.com
Days On Market: 237
Living Area sqft: 1646
Category: Residential
New Construction: 1
Total Rooms: 7
Bathrooms: 2 baths
Year built: 2025

Virtual Tour

Virtual Tour: <https://app.doaudiotours.com/branded?id=15714&lang=en-US>

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

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

Exterior Features

Parking: Off Street, Paved

Exterior Features: Lighting

Lot Size Units: Acres

Lot Size Area: 0.47

Lot Features: Level

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



Special Listing Conditions: Standard

Tax Annual Amount: \$5,359.80

School Information

High School: Saratoga Springs

High School District: Saratoga Springs

