



\$1,195,000

78 CHURCH STREET, 306, SARATOGA SPRINGS, NY 12866

<https://fallatigroup.com>

- 2 beds
- 2 baths
- Condominium
- Residential
- Pending

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 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: Pending
Bedrooms: 2 beds
Half baths: 0 half baths
UnitNumber: 306

MLS ID: 202521343
List Agent Email: julie@bonacio.com
Days On Market: 180
Living Area sqft: 1518
Category: Residential
New Construction: 1
Total Rooms: 7
Bathrooms: 2 baths
Year built: 2025

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

Electric: 200+ Amp Service

HOA Amenities: None

Water: Public

Accessibility Features: Accessible Doors, Accessible Hallway(s), Accessible Sidewalks

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

Fees

HOA Fee: \$710

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

HOA Fee Frequency: Monthly

Financial



Possession: At Closing

Tax Annual Amount: \$4,943

Special Listing Conditions: Standard

School Information

High School: Saratoga Springs

High School District: Saratoga Springs

