

78 CHURCH STREET, 405, 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 heds
- Condominium
- Residentia
- Pending

Basics



Date added: Added 9 months ago

List Office Name: Julie & Co Realty, LLC

List Agent Office Phone: 518-701-5080

Living Area sqft: 2026
Category: Residential
New Construction: 1

Total Rooms: 11

Half baths: 1 half bath

UnitNumber: 405

MLS ID: 202511642

List Agent Email: julie@bonacio.com

County: Saratoga

Lot Size Acres: 0.47 acres

Type: Condominium

Status: Pending

Bedrooms: 3 beds

Year built: 1

Directions

Directions: N. Broadway to left on Church Street. Property is locate don your left.

Building Details

Construction Materials: Other, Brick

Garage: 1

Basement: None

Windows: Insulated Windows

Doors: Sliding Doors

Patio & Porch: Patio

Garage Spaces: 2

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-Above Grade Finished Area Source: Public In Closet(s), Ceramic Tile Bath, Eat-in Kitchen, Records

Kitchen Island

Laundry Features: Laundry Room Bathrooms Full: 3

Bathrooms Total: 4

Exterior Features

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

Possession: At Closing Special Listing Conditions: Standard

Tax Annual Amount: \$6,597.18

School Information

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

