



\$1,359,000

## 8 CANNON ROYAL DRIVE, WILTON, NY 12866

<https://fallatigroup.com>

Trojanski Custom Builders proudly presents Grande Highland Estates, a brand new community with 38 spacious homesites just minutes to downtown Saratoga, Saratoga mailing address and low Wilton taxes! Enjoy the ability to customize your brand new home. Pride of craftsmanship, by an Award Winning Builder will be yours at Grande Highland Estates. Gold Standard spec included plus the following • Cultured Stone front per plan • 2.5 Baths • Free Standing tub ,master bath • Screen porch off dining area • Deck per plan off master bedroom(Trex) • Gas Fireplace in Primary bedroom and Great Room • Laundry with drop in stainless sink and upper and lower cabinets • Master closet has window seats per plan • Custom shelving on each side [...]

- 3 beds
- Single Family Residence
- Residential
- Active

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### Basics



**Date added:** Added 3 months ago

**MLS ID:** 202419344

**List Office Name:** Sterling Real Estate Group

**List Agent Email:** sarah@trojanskibuilders.com

**List Agent Office Phone:** 518-616-8428

**County:** Saratoga

**Living Area sqft:** 3079

**Lot Size Acres:** 1.79 acres

**Category:** Residential

**Type:** Single Family Residence

**New Construction:** 1

**Status:** Active

**Total Rooms:** 14

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Year built:** 2024

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## Directions

**Directions:** Exit 15 on I-87. Take a right and then a right onto Loudon Road. Left onto Edie Road. Development will be about a mile on the left, Cannon Royal Drive. GPS 148 Edie Road Saratoga and it will bring you to the front of the development.

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## Building Details

**Construction Materials:** Vinyl Siding

**Patio & Porch:** Rear Porch, Screened, Front Porch

**Garage:** 1

**Attached Garage:** 1

**Garage Spaces:** 3

**Basement:** Full, Unfinished

**Roof:** Asphalt, Shingle

**Windows:** Egress Window, ENERGY STAR Qualified Windows

**Architectural Style:** Custom

**Doors:** French Doors

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## Interior Features



**Floor Covering:** Carpet, Tile, Vinyl, Wood

**Cooling:** Central Air

**Fireplace:** 2

**Interior Features:** High Speed Internet, Solid Surface Counters, Vaulted Ceiling(s), Walk-In Closet(s), Eat-in Kitchen, Kitchen Island

**Laundry Features:** Main Level

**Bathrooms Total:** 3

**Heating:** Forced Air, Natural Gas

**Appliances:** Dishwasher, Disposal, Gas Water Heater, Microwave, Oven, Range

**Fireplace Features:** Bedroom, Gas, Living Room

**Above Grade Finished Area Source:** Builder

**Bathrooms Full:** 2

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## Exterior Features

**Parking:** Attached, Driveway, Off Street, Paved

**Lot Size Units:** Acres

**Lot Features:** Level, Sprinklers In Front, Sprinklers In Rear, Landscaped

**Exterior Features:** Drive-Paved, Lighting

**Lot Size Area:** 1.79

**View:** Trees/Woods

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## Amenities & Features

**Utilities:** Underground Utilities

**Water:** Public

**Sewer:** Septic Tank

**Electric:** 200+ Amp Service

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## Additional

**Buyer Agency Compensation:** 2.50

**Sub Agency Compensation:** 0.00

**Compensation Disclaimer:** The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

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## Financial



**Possession:** At Closing

**Special Listing Conditions:** Required Reg Policy

**Tax Block:** 1

**Tax Lot:** 64.000

**Tax Tract:** 141.15

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## School Information

**Elementary School:** Dorothy Nolan

**High School:** Saratoga Springs

**High School District:** Saratoga Springs

