



\$528,135

8 REED'S HOLLOW, SARATOGA SPRINGS, NY 12866

<https://fallatigroup.com>

This condominium has NO Steps in from the Garage or the front door! True one level living! Main Floor Left Unit•1,424 sq.ft. •2 Bedrooms•2 Full Baths •Study•Covered Patio•Private Entry•1 Car Garage-The LELAND end-unit condominium is designed for ground floor living. It offers a spacious living room, dining area and well appointed chefs-style kitchen, Study & covered patio! Homeownership is effortless with low-maintenance living condominiums. Nestled in a peaceful setting close to the Saratoga Lake, residents enjoy easy access to Route 9 and I-87 commuter routes, world-renowned attractions! Brand new floor plans, ranging from 1,400 to over 1,900 sq. ft., are designed to make living more comfortable without compromise. TOUR AND EXPLORE TODAY- MODEL HOMES OPEN TUESDAY THROUGH SATURDAY 12-4- SOME PHOTOS ARE RENDERINGS

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



Basics

Date added: Added 4 days ago

List Office Name: Amedore Homes

List Agent Office Phone: 518-588-2414

Living Area sqft: 1424

Lot Size Acres: 0.01 acres

Type: Condominium

Status: Active

Bedrooms: 2 beds

Half baths: 0 half baths

Zoning: Single Residence

MLS ID: 202610737

List Agent Email: dotpeyron@amedorehomes.com

County: Saratoga

Subdivision Name: Winding Brook Estates

Category: Residential

New Construction: 1

Total Rooms: 10

Bathrooms: 2 baths

Year built: 2025

Directions

Directions: ROUTE 9P AT SARATOGA LAKE TO ROUTE 423 TO FIRST RIGHT ON WALDEN CIRCLE THEN FIRST RIGHT ON REEDS HOLLOW MODEL HOMES OPEN AT 2 REEDS HOLLOW

Building Details

Construction Materials: Stone, Vinyl Siding

Garage: 1

Garage Spaces: 1

Roof: Asphalt

Architectural Style: Condominium Unit

Patio & Porch: Rear Porch, Covered, Patio

Attached Garage: 1

Basement: Slab

Windows: Low Emissivity Windows, Screens, Double Pane Windows, ENERGY STAR Qualified Windows, Insulated Windows

Doors: ENERGY STAR Qualified Doors, Sliding Doors

Interior Features



Floor Covering: Carpet, Ceramic Tile, Tile, Vinyl

Cooling: AC Pump

Fireplace: 1

Interior Features: High Speed Internet, Walk-In Closet(s), Built-in Features, Ceramic Tile Bath, Kitchen Island

Laundry Features: Laundry Room, Main Level

Heating: Electric, Heat Pump

Appliances: Built-In Electric Oven, Dishwasher, Disposal, Electric Water Heater, ENERGY STAR Qualified Appliances, Humidifier, Microwave, Range Hood

Fireplace Features: Electric, Family Room

Above Grade Finished Area Source: Builder

Bathrooms Full: 2

Exterior Features

Parking: Attached, Driveway, Garage Door Opener, Off Street, Paved

Lot Size Units: Acres

Lot Features: Level, Private, Sprinklers In Front, Sprinklers In Rear, Wooded, Cleared, Landscaped

Exterior Features: Drive-Paved, Garden

Lot Size Area: 0.01

Amenities & Features

Utilities: Cable Available, Underground Utilities

Water: Public

HOA Amenities: None

Sewer: Public Sewer

Electric: 200+ Amp Service

Fees

HOA Fee: \$302

HOA Fee Frequency: Monthly

HOA Fee Includes: Maintenance Grounds, Maintenance Structure, Snow Removal



Financial

Possession: At Closing **Special Listing Conditions:** Required Reg Policy
Tax Annual Amount: \$4,700

School Information

Elementary School: Stillwater **High School:** Stillwater
High School District: Stillwater

