



\$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	MLS ID: 202610737
List Office Name: Amedore Homes	List Agent Email: dotpeyron@amedorehomes.com
List Agent Office Phone: 518-588-2414	County: Saratoga
Living Area sqft: 1424	Subdivision Name: Winding Brook Estates
Lot Size Acres: 0.01 acres	Category: Residential
Type: Condominium	New Construction: 1
Status: Active	Total Rooms: 10
Bedrooms: 2 beds	Bathrooms: 2 baths
Half baths: 0 half baths	Year built: 2025
Zoning: Single Residence	

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	Patio & Porch: Rear Porch, Covered, Patio
Garage: 1	Attached Garage: 1
Garage Spaces: 1	Basement: Slab
Roof: Asphalt	Windows: Low Emissivity Windows, Screens, Double Pane Windows, ENERGY STAR Qualified Windows, Insulated Windows
Architectural Style: Condominium Unit	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

