



\$525,900

## 85 REED'S HOLLOW, SARATOGA SPRINGS, NY 12866

<https://fallatigroup.com>

New Saratoga Community- LOW MAINTENANCE, LOW TAXES, GREAT LOCATION NEAR THE LAKE. This condo is brand new, large and easy to live in! Overlooks the pond. Upper Floor Left Unit • 1,929 sq.ft. • 3 Bedrooms • 2 Full Baths • Study • Covered Deck • Private Entry • 1 Car Garage Entry into the AZALEA end unit is via a private two-story foyer. Its large storage room and access to the attached one car garage. Upstairs you can comfortably entertain in the expansive living room and dining area while creating in the beautiful chefs-style kitchen. The private master suite includes a large walk-in closet and luxurious master bath. The third bedroom and a study add even more value and space to your [...]

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

### Basics



**Date added:** Added 2 months ago  
**List Office Name:** Amedore Homes  
**List Agent Office Phone:** 518-588-2414  
**Living Area sqft:** 1929  
**Lot Size Acres:** 0.01 acres  
**Type:** Condominium  
**Status:** Active  
**Bedrooms:** 3 beds  
**Half baths:** 0 half baths

**MLS ID:** 202610728  
**List Agent Email:** dotpeyron@amedorehomes.com  
**County:** Saratoga  
**Subdivision Name:** Winding Brook Estates  
**Category:** Residential  
**New Construction:** 1  
**Total Rooms:** 12  
**Bathrooms:** 2 baths  
**Zoning:** Single Residence

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## Directions

**Directions:** Route 9P at Saratoga Lake to Route 423 to first right on Walden Circle to first right on Reed's Hollow

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## Building Details

**Construction Materials:** Stone, Vinyl Siding

**Garage:** 1

**Garage Spaces:** 1

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

**Doors:** ENERGY STAR Qualified Doors, Sliding Doors

**Patio & Porch:** Rear Porch, Composite Deck, Covered, Porch

**Attached Garage:** 1

**Basement:** Slab

**Architectural Style:** Condominium Unit

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## 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, Eat-in Kitchen, Kitchen Island

**Laundry Features:** Laundry Room, Main Level, Upper Level

**Heating:** Electric, Heat Pump

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

**Fireplace Features:** Electric, Family Room

**Above Grade Finished Area Source:** Builder

**Bathrooms Full:** 2

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## Exterior Features

**Parking:** Attached, Driveway, Garage Door Opener, Paved

**Lot Size Units:** Acres

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

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

**Lot Size Area:** 0.01

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## Amenities & Features

**Utilities:** Cable Available, Underground Utilities

**Water:** Public

**HOA Amenities:** None

**Sewer:** Public Sewer

**Electric:** 200+ Amp Service

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## Fees

**HOA Fee:** \$302

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

**HOA Fee Frequency:** Monthly



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## Financial

**Possession:** At Closing

**Special Listing Conditions:** Required Reg Policy

**Tax Annual Amount:** \$4,900

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## School Information

**Elementary School:** Stillwater

**High School:** Stillwater

**High School District:** Stillwater

