



\$499,900

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

<https://fallatigroup.com>

BRAND NEW CONDOMINIUM COMMUNITY NEAR SARATOGA LAKE-72 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. The laundry room and linen closet are conveniently located down the hall and easily accessible from both bedrooms. Enjoy the sumptuous master suite with dual closets and spacious master bath. The attached one car garage allows for private entry into your home. The Reserve at Winding Brook is designed for today's living. Homeownership is effortless with low-maintenance living condominiums. Nestled in a peaceful setting close [...]

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

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### Basics



**Date added:** Added 2 months ago  
**List Office Name:** Amedore Homes  
**List Agent Office Phone:** 518-588-2414  
**County:** Saratoga  
**Subdivision Name:** Winding Brook Estates  
**Category:** Residential  
**New Construction:** 1  
**Total Rooms:** 9  
**Bathrooms:** 2 baths  
**Zoning:** Single Residence

**MLS ID:** 202610730  
**List Agent Email:** dotpeyron@amedorehomes.com  
**Days On Market:** 55  
**Living Area sqft:** 1424  
**Lot Size Acres:** 0.01 acres  
**Type:** Condominium  
**Status:** Active  
**Bedrooms:** 2 beds  
**Half baths:** 0 half baths

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## Virtual Tour

**Virtual Tour:** <https://app.doaudiotours.com/branded?id=17816&lang=en-US>

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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 MODEL HOME AT 2 REED'S HOLLOW

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## Building Details

**Construction Materials:** Stone, Vinyl Siding

**Garage:** 1

**Garage Spaces:** 1

**Roof:** Asphalt

**Architectural Style:** Condominium Unit

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

**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



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## Interior Features

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

**Cooling:** AC Pump

**Fireplace:** 1

**Interior Features:** High Speed Internet, Built-in Features, Ceramic Tile Bath, Eat-in Kitchen

**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

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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 Frequency:**  
Monthly

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

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## Financial

**Possession:** At Closing

**Special Listing Conditions:** Required Reg Policy

**Tax Annual Amount:** \$4,700

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## School Information

**Elementary School:** Stillwater

**High School:** Stillwater

**High School District:** Stillwater

