



\$683,900

## 9 ANGELES AVENUE, WILTON, NY 12866

<https://fallatigroup.com>

Brand New Saratoga's 'FOREST GROVE community', to be built – Belmonte Builders. This amazing new-home community has something for everyone ranging from maintenance free twin homes to single family homes. Offering 400+ home sites. Many floor plans to choose from – Ranches, first floor master suites, traditional styles and twin homes. Amenities include outdoor pool & pavilion, community center w/athletic facility, pickle ball courts, dog park, sidewalk, and walking trails. Additional Lot premiums apply. Low Wilton Taxes. Saratoga Springs School District, 1st year golf membership at McGregor County Club discounted to 50%. Great location minutes to Downtown Saratoga, shopping, restaurants, medical about a short drive to Lake George.

- 3 beds
- Single Family Residence
- Residential
- Active

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### Basics



**Date added:** Added 9 months ago

**MLS ID:** 202415114

**List Office Name:** Howard Hanna Capital Inc.

**List Agent Email:** sharonbyrne@howardhanna.com

**List Agent Office Phone:** 518-527-4914

**County:** Saratoga

**Living Area sqft:** 2200

**Subdivision Name:** Forest Grove

**Lot Size Acres:** 0.35 acres

**Category:** Residential

**Type:** Single Family Residence

**New Construction:** 1

**Status:** Active

**Total Rooms:** 11

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

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## Directions

**Directions:** Exit 14, East on Route 50 to Jones Road, Left onto Jones, at the roundabout take right on Branch Boulevard.

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## Building Details

**Construction Materials:** Vinyl Siding

**Patio & Porch:** Porch

**Garage:** 1

**Attached Garage:** 1

**Garage Spaces:** 2

**Basement:** Full, Unfinished

**Roof:** Asphalt

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

**Architectural Style:** Ranch

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## Interior Features



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

**Cooling:** Central Air

**Fireplace:** 1

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

**Laundry Features:** Electric Dryer Hookup, Laundry Room, Main Level, Washer Hookup

**Bathrooms Total:** 2

**Heating:** Natural Gas

**Appliances:** Dishwasher, Disposal, Electric Water Heater, Microwave, Range

**Fireplace Features:** Family Room, Gas

**Above Grade Finished Area Source:** Builder

**Bathrooms Full:** 2

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## Exterior Features

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

**Lot Size Units:** Acres

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

**Exterior Features:** Lighting

**Lot Size Area:** 0.35

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## Amenities & Features

**Sewer:** Public Sewer

**Pool Features:** In Ground, Outdoor Pool, Other

**Security Features:** Smoke Detector(s), Carbon Monoxide Detector(s)

**Water:** Public

**HOA Amenities:** Clubhouse, Recreation Facilities

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## Fees

**HOA Fee:** \$49

**HOA Fee Frequency:** Monthly

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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:** Other, At Closing **Special Listing Conditions:** Required Reg Policy, Standard

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## School Information

**High School:** Saratoga Springs

**High School District:** Saratoga Springs

