



**\$1,775,000**

## **9 BRAD COURT, SARATOGA SPRINGS, NY 12866**

<https://fallatigroup.com>

Welcome to Oak Ridge by Beechwood Homes! This home features an expansive 3,987 SF layout and a breathtaking two-story foyer. The design offers the perfect blend of style and functionality. Featuring a gourmet kitchen that is a chef's dream, featuring Caesarstone countertops, a spacious island, and top-of-the-line Kitchen Aid stainless steel appliances. Need a work-from-home space or a guest bedroom on the first floor? You've got it! Ready to make it yours? We offer a variety of designs to choose from. Visit our sales center at 18 Aurora Ave on weekends from 12-2 to learn more!

- 5 beds
- 6 baths
- Single Family Residence
- Residential
- Pending

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### **Basics**



**Date added:** Added 11 months ago  
**List Office Name:** eXp Realty  
**List Agent Office Phone:** 518-663-6315  
**County:** Saratoga  
**Subdivision Name:** Oak Ridge  
**Category:** Residential  
**New Construction:** 1  
**Total Rooms:** 17  
**Bathrooms:** 6 baths  
**Zoning:** Single Residence

**MLS ID:** 202521099  
**List Agent Email:** Shannon@McCarthySells.com  
**Days On Market:** 7  
**Living Area sqft:** 3987  
**Lot Size Acres:** 0.58 acres  
**Type:** Single Family Residence  
**Status:** Pending  
**Bedrooms:** 5 beds  
**Half baths:** 2 half baths

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## Directions

**Directions:** Turn left onto Union Ave, Turn left onto Meadowbrook Rd, Turn right onto Oak Ridge Blvd. Turn left on Jenna Jo Ave, Brad Court will be on the left side.

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## Building Details

**Construction Materials:** Fiber Cement  
**Garage Spaces:** 2  
**Roof:** Asphalt  
**Architectural Style:** Custom  
**Fencing:** None

**Patio & Porch:** Covered, Front Porch  
**Basement:** Full  
**Windows:** ENERGY STAR Qualified Windows  
**Doors:** ENERGY STAR Qualified Doors

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## Interior Features



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

**Cooling:** Central Air

**Fireplace:** 1

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

**Laundry Features:** Laundry Room, Upper Level, Washer Hookup

**Heating:** Forced Air

**Appliances:** Dishwasher, Microwave, Range, Refrigerator

**Fireplace Features:** Gas

**Above Grade Finished Area Source:** Builder

**Bathrooms Full:** 4

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## Exterior Features

**Exterior Features:** Drive-Paved

**Lot Size Units:** Acres

**Lot Size Area:** 0.58

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## Amenities & Features

**Utilities:** Underground Utilities

**Sewer:** Public Sewer

**Water:** Public

**Electric:** 150 Amp Service

**HOA Amenities:** None

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## Fees

**HOA Fee:** \$150

**HOA Fee Frequency:** Monthly

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

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## Financial

**Possession:** At Closing **Special Listing Conditions:** Required Reg Policy

**Tax Block:** 1

**Tax Lot:** 8

**Tax Tract:** 180.9



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## School Information

**Elementary School:** Caroline Street      **High School:** Saratoga Springs

**High School District:** Saratoga Springs

