



\$642,100

## 91 LAKEPOINTE WAY, STILLWATER, NY 12866

<https://fallatigroup.com>

Tucked away between the natural beauty of Saratoga Lake and beautiful rolling hills, Saratoga Pointe offers the tranquility of private living. Welcome to 'The Woods at Saratoga Pointe' - Phase 2 lots available for construction, with homes starting in the low 500's! One of the Saratoga area's fastest growing subdivisions, you will love the wooded lots, great location, build quality and included features. Just seconds from Saratoga Lake, I-87, shopping, Saratoga Springs and local amenities. The Ashgrove is a great open floor plan, with flexibility and space. With 4 bdrm / 2.5 baths, open kitchen, mudhall, 2nd floor laundry and more. HW floors, tile baths, granite counter tops, 9ft ceilings and more. Call today to learn more! \*Photos are representation of builders' [...]

- 4 beds
- 3 baths
- Single Family Residence
- Residential
- Active

### Basics



**Date added:** Added 4 months ago

**MLS ID:** 202613099

**List Office Name:** Coldwell Banker Prime Properties

**List Agent Email:** chris.conte@coldwellbankerprime.com

**List Agent Office Phone:**  
518-788-3890

**Days On Market:** 1

**County:** Saratoga

**Living Area sqft:** 2170

**Subdivision Name:** Saratoga Pointe

**Lot Size Acres:** 0.17 acres

**Lot Size Dimensions:** 7200

**Category:** Residential

**Type:** Single Family Residence

**New Construction:** 1

**Status:** Active

**Total Rooms:** 12

**Bedrooms:** 4 beds

**Bathrooms:** 3 baths

**Half baths:** 1 half bath

**Zoning:** Single Residence

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## Virtual Tour

**Virtual Tour:** <https://app.doaudiotours.com/branded?id=17687&lang=en-US>

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## Directions

**Directions:** Take Route 9P (Saratoga Lake) to Route 423. Saratoga Pointe will be on your left.

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## Building Details

**Construction Materials:** Drywall, Vinyl Siding

**Patio & Porch:** Porch

**Garage:** 1

**Attached Garage:** 1

**Garage Spaces:** 2

**Basement:** Full

**Roof:** Asphalt

**Windows:** Low Emissivity Windows, Egress Window, Insulated Windows

**Architectural Style:** Colonial

**Doors:** Sliding Doors



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## Interior Features

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

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** Built-in Features, Eat-in Kitchen, Kitchen Island

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

**Heating:** Forced Air, Propane

**Appliances:** Dishwasher, Gas Water Heater, Microwave, Oven, Range

**Fireplace Features:** Family Room

**Above Grade Finished Area Source:** Builder

**Bathrooms Full:** 2

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## Exterior Features

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

**Lot Size Units:** Acres

**Lot Features:** Level, Cleared, Landscaped

**Exterior Features:** Lighting

**Lot Size Area:** 0.17

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## Amenities & Features

**Utilities:** Cable Available, Underground Utilities

**Water:** Public

**HOA Amenities:** None

**Sewer:** Public Sewer

**Electric:** Underground, 200+ Amp Service, Circuit Breakers

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## Fees

**HOA Fee:** \$150

**HOA Fee Includes:** Other, Insurance

**HOA Fee Frequency:** Annually



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## Financial

**Possession:** At Closing

**Special Listing Conditions:** Required Reg Policy

**Tax Annual Amount:** \$11,200 **Tax Block:** 1

**Tax Lot:** 53.000

**Tax Tract:** 219.22

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## School Information

**Elementary School:** Stillwater

**High School:** Stillwater

**High School District:** Stillwater

