



**\$529,900**

## **91 REED'S HOLLOW, STILLWATER, NY 12866**

<https://fallatigroup.com>

Beautiful Saratoga location! 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 home. Listing agent is related to the seller.

- 3 beds
- Condominium
- Residential
- Active

### **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:** 12

**Half baths:** 0 half baths

**MLS ID:** 202519346

**List Agent Email:** dotpeyron@amedorehomes.com

**Days On Market:** 7

**Living Area sqft:** 1929

**Lot Size Acres:** 0.01 acres

**Type:** Condominium

**Status:** Active

**Bedrooms:** 3 beds

**Zoning:** Single Residence

## Directions

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

## Building Details

**Construction Materials:** Stone, Vinyl Siding

**Garage:** 1

**Garage Spaces:** 1

**Roof:** Asphalt

**Architectural Style:** Condominium Unit

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

**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

## Interior Features



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

**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, Upper Level

**Bathrooms Total:** 2

**Heating:** Electric, Heat Pump

**Appliances:** Dishwasher, Disposal, Electric Water Heater, ENERGY STAR Qualified Appliances, Range, Range Hood

**Fireplace Features:** Electric, Family Room

**Above Grade Finished Area Source:** Builder

**Bathrooms Full:** 2

## Exterior Features

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

**Lot Size Units:** Acres

**Lot Features:** Level, Private, Sprinklers In Front, Sprinklers In Rear, Views, Wooded, Cleared

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

**Lot Size Area:** 0.01

**View:** Trees/Woods

## Amenities & Features

**Utilities:** Cable Available, Underground Utilities

**Water:** Public

**HOA Amenities:** None

**Sewer:** Public Sewer

**Electric:** 200+ Amp Service

## Fees

**HOA Fee:** \$302

**HOA Fee Includes:** Insurance, 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

