

#### 93 REED'S HOLLOW, STILLWATER, NY 12866

https://fallatigroup.com

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 to the Saratoga Lake, residents enjoy easy access to Route 9 and I-87 commuter routes, world-renowned attractions, and the economic strength of New York's Tech Valley. Brand new floor plans, ranging from 1,400 to over 1,900 sq. ft., are designed to make living more comfortable withoutcompromise. Say goodbye to weekend chores and hello to more time for recreation, exploring a historical park, and indulging in boutique shopping and dining in nearby Malta and downtown Saratoga Springs. For a simplified, stress-free lifestyle, The Reserve at Winding Brook Condominiums is the ideal place to call home.

- 3 heds
- 2 haths
- Single Family Residence
- Residentia
  - Active

## **Basics**



**Date added:** Added 2 months ago **MLS ID:** 202524891

List Office Name: Amedore Homes List Agent Email: dotpeyron@amedorehomes.com

County: Saratoga Living Area sqft: 1929

**Subdivision Name:** Winding Brook **Lot Size Acres: 0.01** acres

Estates

Category: Residential Type: Single Family Residence

**New Construction:** 1 **Status:** Active

**Total Rooms: 12 Bedrooms: 3** beds

**Bathrooms: 2** baths **Half baths: 0** half baths

Year built: 2025 Zoning: Single Residence

## **Directions**

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

# **Building Details**

Construction Materials: Stone, Patio & Porch: Composite Deck, Covered

Vinyl Siding

**Garage:** 1 **Attached Garage:** 1

**Garage Spaces:** 1 **Basement:** Slab

**Roof:** Asphalt Windows: Low Emissivity Windows, Screens, Double

Pane Windows, ENERGY STAR Qualified Windows,

**Insulated Windows** 

**Architectural Style:** Condominium **Doors:** ENERGY STAR Qualified Doors, Sliding Doors

Unit

## **Interior Features**



Floor Covering: Carpet, Ceramic Tile, Tile,

Vinyl

Cooling: AC Pump

Appliances: Built-In Electric Oven, Electric

Water Heater, ENERGY STAR Qualified Appliances, Microwave, Range Hood

**Heating:** Electric, Heat Pump

Fireplace: 1 Fireplace Features: Electric, Family Room

Interior Features: High Speed Internet, Walk-In Closet(s), Built-in Features, Ceramic

Tile Bath, Eat-in Kitchen, Kitchen Island

**Laundry Features:** Laundry Room, Main

Level

Above Grade Finished Area Source: Builder

**Bathrooms Full:** 2

#### **Exterior Features**

Parking: Attached, Driveway, Garage Door Opener, Off Street, Exterior Features: Drive-

Paved, Garden, Lighting

Lot Size Units: Acres Lot Size Area: 0.01

Lot Features: Level, Sprinklers In Front, Sprinklers In Rear,

Wooded, Cleared, Landscaped

## **Amenities & Features**

**Utilities:** Cable Connected, Underground Utilities **Sewer:** Public Sewer

Water: Public Electric: Underground, 200+ Amp Service

**HOA Amenities:** None

## Fees

HOA Fee: \$302

HOA Fee Frequency:

Monthly

HOA Fee Includes: Insurance, Maintenance Grounds,

Maintenance Structure, Snow Removal



# **Financial**

Possession: At Closing Special Listing Conditions: Required Reg Policy

Tax Annual Amount: \$4,900

# **School Information**

**Elementary School:** Stillwater High School: Stillwater

High School District: Stillwater

